



Planning Commission Work Session

September 18, 2024

5:00 PM

Fridley City Hall, 7071 University Avenue N.E.

Agenda

Call to Order

1. Zoning Code Recodification – Accessory Structures, Fences, Zoning Permits

Other Business

2. Zoning Recodification Update – Proposed Zoning District Changes

Accessibility Notice:

- If you need free interpretation or translation assistance, please contact City staff.
- Si necesita ayuda de interpretación o traducción gratis, comuníquese con el personal de la ciudad.
- Yog tias koj xav tau kev pab txhais lus los sis txhais ntaub ntawv dawb, ces thov tiv tauj rau Lub Nroog cov neeg ua hauj lwm.
- Haddii aad u baahan tahay tarjumaad bilaash ah ama kaalmo tarjumaad, fadlan la xiriir shaqaalaha Magaalada.

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AGENDA REPORT

Meeting Date: September 18, 2024

Meeting Type: Planning Commission Work Session

Submitted By: Stacy Stromberg, Planning Manager
Nancy Abts, Associate Planner

Title

Zoning Code Recodification – Accessory Structures, Fences, Zoning Permits

Background

At the work session meeting, the Commission will discuss changes to accessory structure requirements (e.g., sheds and garages), fences, and a new requirement for zoning permits.

A memo prepared by consulting planners from HKGi is attached.

Attachments

- Memo dated September 10, 2024, from Rita Trapp and Kendra Ellner (HKGi)

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Planning Commission Report

To: Planning Commission
From: Rita Trapp and Kendra Ellner, Consulting Planners
Date: September 10, 2024
Subject: Code Update Process – Accessory Structures and Fencing

At the upcoming meeting, the Planning Commission will be focused on two additional development standards sections, accessory structures and fencing, that would benefit from input. Proposed draft language is attached for your review. Please note that both sections will likely include graphics to visually demonstrate the intent of select provisions. A summary of the major changes in each Code section is below. In response to Planning Commission input, HKGi and Staff will work to revise these code sections and present an overall status update at an upcoming joint meeting.

Accessory Structures

- Use-specific standards will be two new chapters used to organize standards for those uses from the use table that have been identified as permitted uses with standards or conditional. This provides efficiency for Staff, property owners, tenants, and developers in identifying the standards that must be met. The uses are separated in their respected chapters by principal use vs. accessory use, and then categorized alphabetically.
- Accessory structures are one of the accessory use-specific standards. They are most common on residential properties.
- The existing accessory structure standards live in each zoning district section, which is redundant and difficult to update. The existing standards do not address city policies or include best practices.
- The proposed code update addresses these deficiencies by consolidating these standards into one section with clarification of what constitutes an attached versus detached structure. The attached accessory structures will follow principal structure standards, as is common practice.
- Detached accessory structures will have more detailed standards addressing placement, height, and size. The most notable standard change is that the standards for number and size are being based on lot size. With residential lots less than 15,000 square feet having a lower maximum than those over 15,000 square feet.
- Feedback would be appreciated on the overall approach and if there are any questions or concerns specifically about placement or size standards.

Fencing

- The existing code has minimal fencing standards in various districts and outside the Zoning code. The proposed code will have fencing in one chapter so it will be easier to locate for Staff and provided to property owners to review.
- The proposed code organizes the fencing standards by addressing prohibited types of fencing first and then general requirements for both residential and nonresidential uses, including temporary fences, placement, maintenance and materials.
- Residential fences will now be required to undergo a zoning permit review to ensure that the fences are meeting standards, thus minimizing disputes or undesired fencing.
- Specific changes were made to fence height to address the inconsistencies between the residential and nonresidential standards. The proposed standards include:
 - Fences in the front yard for all districts shall be limited to four feet in height.
 - Fences for residential uses in the R-1 and R-2 districts shall be permitted up to six feet in height in the side and rear yards.
 - Fences for nonresidential uses shall be permitted up to 8 ft in height in the side and rear yards. Anything over, shall require a building permit.
- Security fencing is being proposed to be allowed only for industrial districts to reduce requests for text amendments.
- Feedback is welcomed on the direction of the proposed fencing standards, specifically any questions or concerns about height, location or material.

621.01 Accessory Structure (Detached)

1. General Requirements

- (a) No accessory structure shall be permitted on any lot prior to the construction of the principal building.
- (b) An accessory structure shall be considered attached to the principal building if it is connected to the principal building by a covered passageway. Attached accessory structures shall meet principal use-specific standards, principal structure setback and dimensional requirements.
- (c) Any garage detached from the principal dwelling is considered to be an accessory structure.
- (d) Accessory structures shall be architecturally compatible with the existing principal structure through siding, color schemes, roofing materials, roof type and roof pitch.
- (e) All accessory structures must be permanently attached to a foundation or held in place with approved tie-downs.
- (f) Unless otherwise herein specified, no accessory structure shall exceed the height of the principal structure.

2. Accessory Structure Placement

- (a) In all districts, detached accessory structures are permitted only in the rear yard and side yard, subject to the following restrictions: **Insert graphic**
 - (1) Accessory structures shall not be any closer than three feet to any lot line or any adjacent building on the site.
 - (2) Any accessory structure on a corner lot where the garage door faces the side street shall be setback 25 feet from the side street right-of-way.

3. Maximum Accessory Structure Size

- (a) The size limits in this **Section** shall not apply to lots containing residential uses with three or more units where detached accessory structures may be required to provide enclosed parking spaces listed in **Chapter XX**, maintenance buildings or structures containing common amenities.
- (b) For residential lots 15,000 square feet or less in area:
 - (1) No more than two detached accessory structures per lot.
 - (2) The maximum total square footage of all detached accessory structures is 1,500 square feet.
 - (3) Each individual detached accessory building shall be smaller in size than the footprint of the principal structure excluding any attached garage.
- (c) For residential lots greater than 15,000 square feet in area:
 - (1) No more than three detached accessory structures per lot.
 - (2) The maximum total square footage of all detached accessory structures is 2,000 square feet.

- (3) Each individual detached accessory building shall be smaller in size than the footprint of the principal structure excluding any attached garage.
- (d) Properties within the O-6 Zoning District that are 5,000 square feet or less in area shall be limited to a total detached accessory structure size of 500 square feet per property. Any accessory structure proposed above the requirements requires a Conditional Use Permit.
- (e) For any non-residential lot, a maximum of one detached accessory structure for the storage of goods or equipment is permitted. This structure may be no more than 500 square feet in area.



AGENDA REPORT

Meeting Date: September 18, 2024

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Submitted By: Stacy Stromberg, Planning Manager
Nancy Abts, Associate Planner

Title

Zoning Recodification Update – Proposed Zoning District Changes

Background

As part of the ongoing recodification of the Zoning Code, staff is proposing some changes to the zoning map. These changes are largely technical and are not expected to significantly impact property owners. The Planning Commission will review and have the opportunity to comment on the following changes:

- Elimination of the Planned Unit Development (PUD) district, which only applies to two areas of the city
 - Sites will be rezoned to R-1 Single Family Residential, and S-2 Redevelopment District
- Consolidation of C-1 Local Business District, C-2 General Business District, and CR-1 General Office District into a single B-1 Local Business District
- Re-naming C-3 General Shopping Center District to B-2 Regional Business District
- Rezoning pre-existing nonconforming multifamily residential properties along 3rd Street and Main Street, south of 694

Attachments

- Power Point Presentation
- "FAQ" factsheets

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



Rezoning FAQs for Springbrook Neighborhood Homeowners

What is Zoning?

- **Zoning** is a local government regulation that controls how land can be used in specific areas. It determines what can be built on a property, such as houses, businesses, or industrial facilities. Zoning laws help to maintain property values, protect the environment, and ensure the orderly growth of a community. State law and Fridley City Code regulate the process by which a property's zoning designation can be changed.

What is my property's current zoning?

- **The map in Figure #1 on the back shows current zoning in the Springbrook Neighborhood.** Many single-family homes in this area are zoned R-1, which is the normal residential zoning classification for Fridley homes. In fact, 83% of the city's homes are zoned R-1. However, some properties along Fairmont Circle and Liberty Street are zoned PUD, or Planned Unit Development.

Why are some properties zoned PUD instead of R-1?

- This zoning originated in 1961, when a developer requested the area be designated a Planned Unit Development (PUD) so that commercial buildings and apartments could be built. However, this development did not occur and the highest and best use of the land has proven to be single-family homes. Because Single Family homes are on the site, the properties have been treated as though they had Single-Family Residential zoning despite being zoned PUD.

What are the potential benefits and drawbacks of the rezoning?

- **This rezoning will confirm that this area is appropriate for single-family uses.** The change will reduce confusion and simplify the zoning designations across the City of Fridley. **Drawbacks are not anticipated.** This area has always been treated as a single-family area. The City of Fridley maintains the zoning map; homeowners will not need to make any changes to their records.

If my property is damaged or destroyed, can I rebuild it?

- **Yes.** State law allows you to rebuild your home in the event it is damaged or destroyed by fire or other natural occurrence no matter what zoning district your home is in. Depending on your specific situation, there may be a limit on the length of time you can take to rebuild your property.

What if I still have questions or concerns about the proposed rezoning?

- **Contact the Fridley Planning Department.** Call 763-572-3595 or visit FridleyMN.gov/Zoning. You may also attend public hearings on the rezoning. Hearings will occur at regularly-scheduled Planning Commission and City Council meetings in late 2024 or early 2025. The dates of these meetings are still being finalized. You will receive a mailed notice to your home address at least 10 days in advance of the meetings.



Figure 1: Zoning as of August 2024



Zoning Code Changes – FAQs for Commercial Property Owners

What is Zoning?

- Zoning is a local government regulation that controls how land can be used in specific areas. It determines what can be built on a property, such as houses, businesses, or industrial facilities. Zoning laws help to maintain property values, protect the environment, and ensure the orderly growth of a community. State law and Fridley City Code regulate the process by which a property's zoning designation can be changed.

What is my property's current zoning?

- **You can look up your property's zoning with the interactive map at fridleymn.gov/zoning.** The City of Fridley is proposing updates to the current Commercial and Office zoning districts.

What changes are being proposed? Why is change needed?

- The City is in a multi-year process of updating and modernizing all of its ordinances. Updates to the zoning code are intended to simplify requirements for businesses, property owners, and city staff. For commercial zoning districts, three similar designations, C-1 Local Business District, C-2 General Business District and CR-1 General Office District, are being consolidated into a single zoning classification. The new classification will be titled, B-1 Local Business. The current C-3 General Shopping Center District will be renamed B-2 Regional Business.

What are the potential benefits and drawbacks of the zoning district changes?

- This rezoning will streamline requirements for these areas. The change will reduce confusion and simplify the zoning designations across the City of Fridley. The changes to district names do not include significant changes to building height, setbacks, or similar requirements for buildings. Additionally, the City of Fridley is responsible for updating the official zoning map of the area.

Are other changes proposed to the zoning code?

- Separate from the zoning district changes, the City is updating requirements for Parking and Landscaping for commercial properties. In many cases, the number of required off-street parking spaces has been decreased. Updates to the landscaping requirements are intended to improve survival rates of plantings and increase resilience. When significant changes are made to parking areas or building exteriors, an updated landscaping plan may be required. These changes only apply to new construction or modifications that occur after the ordinance is updated (expected in winter 2024).

What if I still have questions or concerns about the proposed rezoning?

- **Contact the Fridley Planning Department.** Call 763-572-3595 or visit FridleyMN.gov/Zoning. You may also attend public hearings on the rezoning. Hearings will occur at regularly-scheduled Planning Commission and City Council meetings in late 2024 or early 2025. The dates of these meetings are still being finalized. Public notice of the hearings will be provided.



Rezoning FAQs for Summit Manor Property Owners

What is Zoning?

- **Zoning** is a local government regulation that controls how land can be used in specific areas. It determines what can be built on a property, such as houses, businesses, or industrial facilities. Zoning laws help to maintain property values, protect the environment, and ensure the orderly growth of a community. State law and Fridley City Code regulate the process by which a property's zoning designation can be changed.

What is my property's current zoning?

- **The map in Figure #1 on the back shows current zoning in the Summit Manor neighborhood.** Many multi-family buildings in this area are zoned R-2 Two Family Dwelling District, which is the normal residential zoning classification for Fridley's duplexes (2-unit buildings). Some single-family homes are zoned R-2.

Why are some properties zoned R-2 despite having more than two dwelling units?

- When these multi-family apartment buildings were constructed, the R-2 Zoning District allowed apartment buildings under the same standards they were allowed in the R-3 General Multi Dwelling District. In 1964, the city's zoning ordinance was changed to allow apartments only in the R-3 General Multi Dwelling District and limit the R-2 District to homes with two or one dwelling.

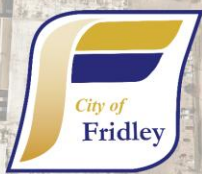
What are the potential benefits and drawbacks of the rezoning?

- **This rezoning will confirm that this area is appropriate for multi-family uses.** The change will reduce confusion and simplify the zoning designations across the City of Fridley. It will allow owners of these properties to make improvements to existing buildings and will clarify regulations for financing. Because this area has always been treated as a multi-family area, drawbacks are not anticipated. The current buildings were constructed under the same requirements as R-3 properties, and updating the zoning will not allow significant changes to building height, setbacks, or number of apartments in this area. The City of Fridley is responsible for updating the official zoning map of the area.

What if I still have questions or concerns about the proposed rezoning?

- **Contact the Fridley Planning Department.** Call 763-572-3595 or visit [FridleyMN.gov/Zoning](https://www.fridleymn.gov/Zoning). You may also attend public hearings on the rezoning. Hearings will occur at regularly-scheduled Planning Commission and City Council meetings in late 2024 or early 2025. The dates of these meetings are still being finalized. You will receive a mailed notice to your home address at least 10 days in advance of the meetings.

Zoning/Land Use Mismatch



Parcels Zoning/FLU

- P/P (3)
- R-1/SFR (30)
- R-1/MFR (1)
- R-2/SFR (38)
- R-2/MFR (26)
- R-3/MFR (6)
- 7** # Licensed Rental Units



Map Date: 7/11/2024

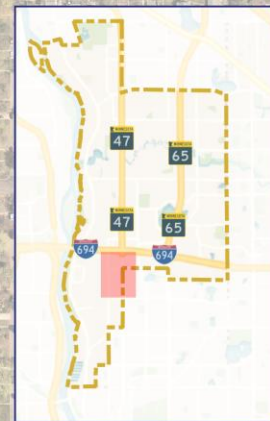


Figure 1: Zoning as of August 2024 and Future Land Use guidance (FLU) as of the Comprehensive Plans adopted in 2018 and 2021



Zoning District Changes

Planning Commission Conference
Meeting

September 18, 2024

Updates to Zoning Districts – PUD

1970s 'mixed use' residential area → R1

Fridley Market → S2



24 parcels; 23 are owner-occupied

Updates to Zoning Districts

*Consolidate C-1 & C2 to B1 "Local Business"
& update C3 to B2 "Regional Business"*

- Minimal differences in lot standards & allowed uses
- Rename to "B1" and "B2" so change is apparent
 - 5 @ CR-1 Parcels (Becoming B-1)
 - 159 @ C-1 or C-2 Parcels (Becoming B-1)
 - 85 @ C-3 parcels (Becoming B-2)

CR-1 → C1 (aka B1)

Zoning District	Acres	Percent of Commercial Land
C-1	20.69	7%
C-2	96.62	33%
C-3	172.82	59%
C-R1	4.549	2%
Total Commercial Districts	294.68	100%

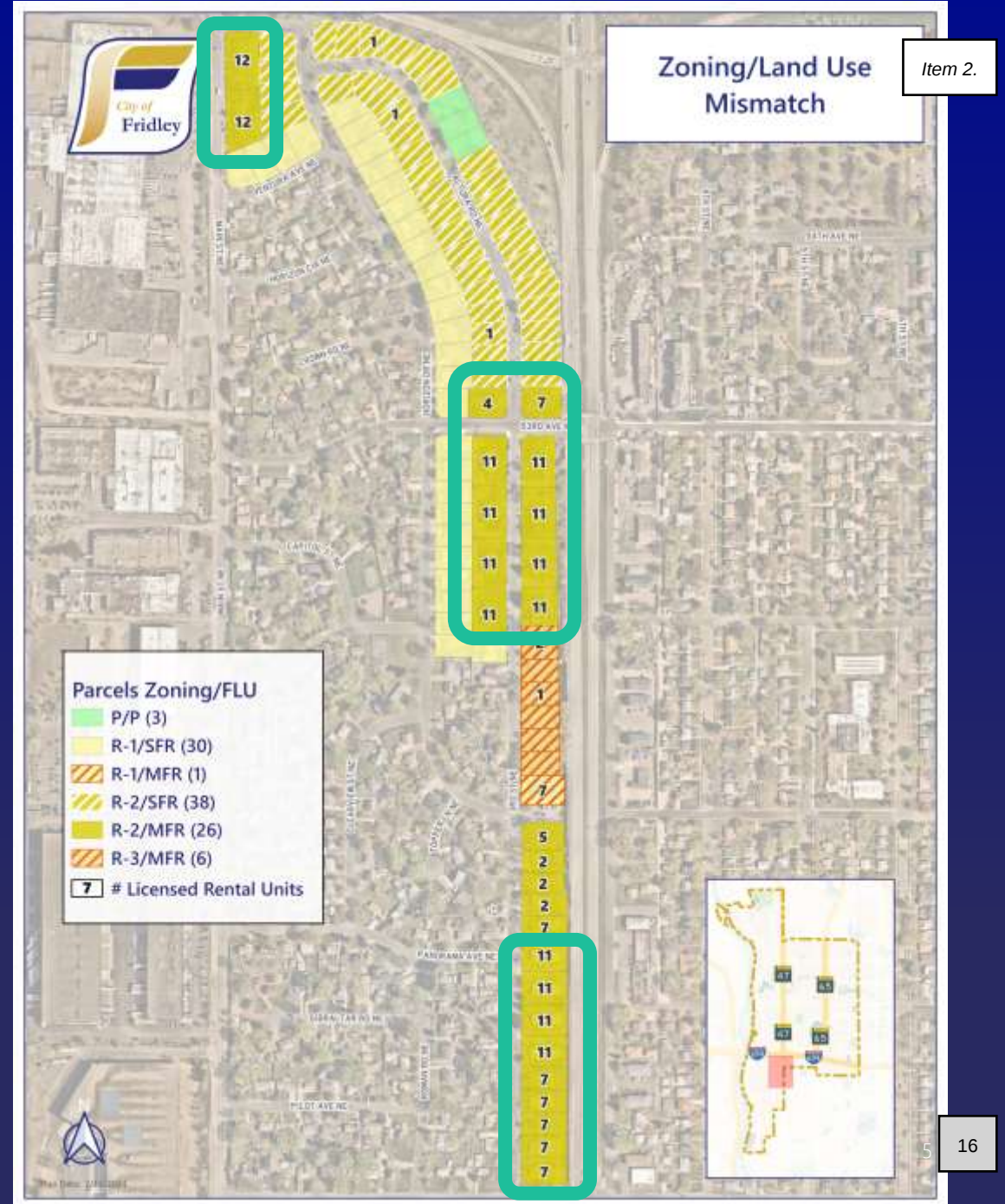
M-4 → M-3

Zoning District	Acres	Percent of Industrial Land
M-1	146.5	12%
M-2	934.37	78%
M-3	72.09	6%
M-4	12.13	1%
S-3*	26.11	2%
Total Industrial Districts	1191.20	100%

Updates to Zoning Districts

Land Use & Zoning Mismatch along 3rd Street

- **11-12 unit buildings zoned R2**
- *SF & Duplex Zoned R3*



How did this occur?

*1964 Zoning Code Update ==>
Pre-existing nonconformity*

- Apartments were allowed in the R-2 district prior to the change
- Un-developed properties were re-zoned to R-3 to allow additional multi-family development in this area
 - The market ultimately developed duplexes on these R-3 properties



Why does it matter?

Consistency

- The comprehensive plan (still) calls for multi-family uses here
 - R-2 zoning does not provide multi-family density
- Questions from City Assessor

Redevelopment potential

- Pre-existing nonconformities can only be maintained, not improved or expanded

Who is affected?

- If 26 parcels are re-zoned from R-2 to R-3
 - 8 separate owners
 - 6 LLCs own multi-family dwellings
 - 1 individual owns a duplex (not owner-occupied)
 - 1 individual owns multi-family dwellings
- If 1 parcel is re-zoned from R-1 to R-3
 - Owned by an LLC who also owns R-2 properties included in the R-3 rezoning