

Section 517 - P Zoning district regulations

(Added, Ord. No. 97-06, Sec. 1)

517.01. P, Public facilities district. Subdivision 1. Purpose. A district to provide for public buildings, facilities, land areas, waterways and water areas which are owned, controlled, regulated, used or proposed to be used by the city of Robbinsdale or other governmental body. The district will also provide for telecommunications towers and facilities.

Subd. 2. Permitted uses. The following are permitted uses in P districts:

- (a) Public parks, playgrounds, athletic fields. (Amended, Ord. No. 00-08)
- (b) Municipal utilities including water storage, storm water ponding, treatment and sewer, water and pumping facilities. (Amended, Ord No. 00-08)
- (c) Municipal buildings and structures, provided there is adequate screening from adjacent uses. (Amended, Ord. No. 00-08)

Subd. 3. Permitted accessory uses. The following are accessory uses in P districts:

- (a) Telecommunications facilities on an antennae support structure provided they comply with section 720 of the city code.
- (b) Solar energy devices as an integral part of the principal structure.
- (c) Off street parking and loading as provided for by sections 510.17 and 510.19, but not including park and ride or parking ramps. (Added, Ord No. 00-08)

Subd. 4. Conditional uses. The following are uses permitted with a conditional use permit in P districts:

- (a) Non-municipal public or semi-public recreational buildings and neighborhood or community centers; public educational institutions limited to K-12 school, colleges or universities; and museums provided that: (Amended, Ord No. 00-08)
 - (1) any such principal building shall be located 30 feet or more from any other lot in a residential district;
 - (2) adequate screening from abutting residential uses and landscaping is provided in compliance with subsection 510.25, subdivision 2 of this code;
 - (3) adequate off-street parking and access is provided on the site or on lots directly abutting or directly across a public street or alley from the principal use in compliance with subsection 510.17 of this code and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with subsection 510.25, subdivision 2 of this code;

- (4) an off-street rider drop-off and pick-up drive is provided;
 - (5) adequate off-street loading and service entrances are provided and regulated where applicable by subsection 510.19 of this code;
 - (6) 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;
 - (7) there is no outside storage of any materials or equipment unless allowed by conditional use; (Added, Ord. No. 00-08)
 - (8) not more than 120% of required parking for principal use unless allowed by conditional use. (Added, Ord No. 00-08)
- (b) Use of a public school facility which was originally developed as a school, is currently owned by the school district and not presently in use for school district and not presently in use for school purposes for any of the following uses:
- (1) administrative offices by any public or nonprofit organization; counseling or training services; community education instruction; instruction in music, art, dance, language, self-improvement or business vocation, provided that: (Amended, Ord. No. 00-08)
 - (i) the facility has adequate parking to accommodate anticipated demand, taking into account the days and hours of operation and the parking needs of other users of the facility;
 - (ii) off-site impacts due to noise, light, odor, vibration or other similar matters will not be disruptive to nearby permitted uses;
 - (iii) the use shall not cause the structure to be in non-compliance with any applicable fire or building code;
 - (iv) no addition to the facility shall be constructed to accommodate the use.
 - (2) licensed day care facilities serving more than 12 persons at one time, provided that: (Amended, Ord No. 00-08)
 - (i) all provisions of the Minnesota public welfare licensing act, Minnesota Statutes, sections 245.781 to 245.85, as well as all rules or regulations related thereto, promulgated by the Minnesota commissioner of human services are met;

- (ii) a written indication of preliminary, pending or final license approval from the regulatory welfare agency is supplied to the city;
 - (iii) an off-street drop-off and pick-up location is provided;
 - (iv) the site shall have an outdoor play area which is adequate in size and in a location which is not disruptive to adjacent permitted uses;
 - (v) the use shall not cause the structure to be in non-compliance with any applicable fire or building code;
 - (vi) no addition to the facility shall be constructed to accommodate the use.
- (3) Office, processing, assembly or manufacturing for small for-profit businesses, not including retail sales, provided that:
- (i) no business shall occupy more than 2,000 square feet of space and the total space occupied by all small businesses shall not exceed 20% of the gross floor area of the facility;
 - (ii) hours of operation shall be limited to not longer than 6:00 a.m. to 5:00 p.m., Monday through Friday;
 - (iii) there shall be no use of semi-trucks in connection with the business; (Amended, Ord No. 00-08)
 - (iv) the facility shall have adequate parking without the need to expand the existing parking area;
 - (v) there shall be no noise, dust, odor, sound, vibration, or other environment effect caused by the business which is disruptive to adjacent permitted uses;
 - (vi) the use shall not cause the structure to be in non-compliance with any applicable fire or building code;
 - (vii) no addition to the facility shall be constructed to accommodate the use.
- (c) Utility company transformers, pumping stations and substations subject to the following minimum requirements; (Amended, Ord No. 00-08)
- (1) They must conform to neighborhood setbacks, open spaces and design;

- (2) They must be screened from adjacent districts by solid fencing or appropriate landscaping as approved by the zoning administrator;
- (d) Wind generators and other tower mounted energy devices exceeding a height of 20 feet above the structure roof.
- (e) Solar energy devices NOT an integral part of the principal structure.
- (f) Telecommunications tower provided that:
 - (1) the tower conforms with section 720 of the city code.
 - (2) it is determined that tower will not unreasonably adversely impact a unique recreational area.
 - (3) it is determined that tower will not unreasonably adversely impact an identified economic development area.
- (g) Off street parking in excess of 125% of the minimum specified in Subd. 517.07 (Added, Ord, No. 00-08)
- (h) :Open or outdoor storage accessory to permitted or conditional uses provided it complies with the standards set forth in Section 520.05 4(e) (Added, Ord. No. 00-08)

Subd. 5. Additional restrictions. For uses, other than permitted 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. Uses excluded. Any use allowed or excluded in any other district unless specifically allowed under permitted uses of this district is excluded in P districts.

517.03. Lot requirements and setbacks. All lot requirements and setbacks for permitted and conditional uses in this district shall be comparable to other similar uses that are allowed in other districts as determined by the city. (Amended, Ord No 00-08)

517.05. Building requirements. All building requirements for permitted and conditional uses in this district shall be comparable to other similar uses that are allowed in other districts as determined by the city. (Amended, Ord No 00-08)

517.07. Parking requirements. All parking requirements for permitted and conditional uses in this district shall be comparable to other similar uses that are allowed in other districts as determined by the city. (Amended, Ord No 00-08)

517.09. Landscape requirements. All landscape requirements for permitted and conditional uses in this district shall be comparable to other similar uses that are allowed in other districts as determined by the city. (Amended, Ord No 00-08)

517.11. Performance standards. All performance standards for permitted and conditional uses in this district shall be comparable to other similar uses that are allowed in other districts as determined by the city. (Amended, Ord No 00-08)

517.13. Tower and telecommunications facilities requirements. All telecommunications facilities shall comply with section 720 of the city code.