

515.49
C-2 General Commercial

Subdivision 1. Purpose. The purpose of the C-2 general commercial district is to provide for commercial and service activities which draw from and serve customers from the entire community. Motor vehicle oriented uses shall be limited to certain designated corridors and shall require a conditional use permit.

Subd 2. Permitted Principal Uses.

- a) Bakeries.
- b) Essential services.
- c) Laundromat, to include pick-up stations for laundry and dry cleaning, but not to include dry cleaning or plant accessory thereto.
- d) Locksmith.
- e) Motor vehicle parts stores not to include repair.
- f) Offices including leased, commercial, professional, public, medical, dental, insurance, real estate, funeral homes not including cremation, and banks or similar financial institutions.
- g) Off-sale liquor, wine or beer.
- h) On-sale liquor, wine or beer as an accessory use to an eating establishment. Such use is permitted only if it is clearly subordinate to the eating establishment. In no event shall such use occupy more than 30% of the total floor area of the establishment or comprise more than 30% of its gross sales.
- i) Personal services limited to barber shops, beauty parlors, body piercing, day spas, nail salons, pet grooming, sauna or steam bath, tanning salon, tattooing, and therapeutic massage.
- j) Photography studio.
- k) Eating establishments, including cafes, coffee shops, delicatessens, ice cream shops, and restaurants.
- l) Retail stores, including incidental repair as an accessory use not to exceed 30% of the gross floor area.
- m) Schools that are typically commercial in nature such as business, music, dance and martial arts schools.
- n) Sewing repair, tailoring or mending.
- o) Shoe repair.

- p) Theaters (indoor).
- q) Veterinary clinic, provided there are no outdoor facilities.

Subd 3. Permitted Accessory Uses.

- a) Off-street parking as regulated by subsection 515.17 of this Code but not including semi-trailer trucks or parking ramps.
- b) Off-street loading as regulated by subsection 515.17 of this Code.
- c) Prepared food sales as an accessory use to retail food uses such as grocery stores. The term "prepared food sales" means the sale of food consisting of individual servings of ready-to-consume prepared food, beverages and condiments, in or on disposable or edible containers without eating utensils, for consumption off the premises of the principal use.
- d) Signs as regulated by section 405 of the city code.
- e) Fences and walls, subject to the provisions of subsection 515.13, subdivision 7.
- f) Antennas and towers for amateur radio operations licensed by the FCC, together with necessary guy wires and anchors. Such structures shall be made of unpainted metal or other visually unobtrusive material, subject to approval of the zoning administrator. Such structures shall not be located in any front yard, side yard, or side street side yard. Such structures shall be set back at least 15 feet from any lot line; except for necessary guy wires and anchors, which shall be set back at least 3 feet from any rear or side lot line; and except for antennas made only of wire less than ¼ inch in diameter, which shall be set back at least 3 feet from any rear or side lot line.
- g) Roof-mounted television and radio receiving antennae, not including satellite dishes, not to exceed 12 feet above the roof, and not projecting more than 2 feet into any yard.
- h) Satellite dishes not to exceed 40 inches in diameter and not to exceed 4 feet above the roof.
- i) An assembly or gathering space that is accessory and subordinate to a permitted principal or conditional use in this district, provided that there is adequate off-street parking to accommodate the use. Assembly or gathering spaces that are not accessory and subordinate to a permitted principal or conditional use in the C-2 district are conditional uses in accordance with Subd. 4 b) of this sub-section.

Subd. 4. Conditional Uses.

- a) Governmental and public utility buildings and structures necessary for the health, safety and general welfare of the community provided that:
 - 1) Equipment and materials are completely enclosed in a permanent structure with no outside storage, unless in compliance with 515.49 Subd. 4 f).
 - 2) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.

- b) Public or semi-public institutional uses including recreational buildings; neighborhood service or community centers; assembly or gathering spaces not accessory and subordinate to a permitted principal or conditional use in the C-2 district; governmental agencies or non-profit organizations providing social, educational and recreational services to members of the community; public and private educational institutions including day care, nursery school, pre-school, elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples and synagogues; provided that:
 - 1) The city council finds that there is adequate off-street parking to accommodate the use; and
 - 2) The facility is served by arterial, collector or municipal state aid streets and such pedestrian facilities as are necessary to accommodate the traffic generated by the facility.
 - 3) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.
- c) On-sale liquor, wine or beer to a greater extent than the permitted principal use described in 515.49 Subd. 2 i), provided that:
 - 1) The facility is served by arterial, collector or municipal state aid streets and such pedestrian facilities as are necessary to accommodate the traffic generated by the facility; and
 - 2) The city council finds that there will be adequate access control, fencing, screening and buffering between the establishment and adjacent uses; and
 - 3) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.
- d) Park-and-ride owned and operated as part of a regional public transit system, provided that:
 - 1) Access is directly from an arterial or major collector street, or a frontage road with access directly thereto.
 - 2) Entrances and exits create a minimum of conflict with through traffic movement.
 - 3) If there is a parking ramp as part of the facility, sufficient vehicular stacking space is provided to minimize the blocking of traffic in the public right-of-way.
 - 4) Parking spaces and aisle or driveways shall be developed in compliance with subsection 515.17 of this Code and are subject to the review and approval of the city engineer.
 - 5) The facility meets the following separation distances and hours of operation requirements. For the purposes of this section, “facility” means any building or

any part of the lot where the city council determines that it is likely that vehicles will be driven, stopped, or parked as part of the operations of the park-and-ride.

- i) No such facility shall be located less than 50 feet from any property zoned R-1, R-2 or R-3.
 - ii) If the facility is located at least 50 but less than 100 feet from property zoned R-1, R-2 or R-3, then it may not be open before 6:00 a.m. or after 9:00 p.m.
 - iii) If the facility is located at least 100 but less than 250 feet from property zoned R-1, R-2 or R-3, then it may not be open before 5:00 a.m. or after 11:00 p.m.
 - iv) If the facility is located at least 250 feet from property zoned R-1, R-2 or R-3, then no hours of operations restriction is specified by this Code.
- 5) The city council finds that there will be adequate screening and buffering between the facility and adjacent uses.
- 6) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.
- e) Open and outdoor storage as an accessory use provided that:
- 1) The storage area is hard surfaced and clearly designated on the site as being limited to the specific, approved area.
 - 2) The storage area does not exceed 30% of the gross floor area of the principal use, 20% of the area of the property, or 2,000 square feet.
 - 3) The items to be stored outdoors are typically found outdoors and are constructed of materials appropriate for outdoor weather conditions.
 - 4) The city council finds that there will be adequate screening and buffering between the establishment and adjacent uses.
 - 5) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.
- f) Open or outdoor service, sale, display or rental as an accessory use and including sales in or from motorized vehicles, trailers or wagons provided that:
- 1) The service, sale, display or rental area is hard surfaced and clearly designated on the site as being limited to the specific, approved area.
 - 2) The service, sale, display or rental area does not exceed 30% of the gross floor area of the principal use, 20% of the area of the property, or 2,000 square feet.
 - 3) The items to be placed outdoors are typically found outdoors and are constructed of materials appropriate for outdoor weather conditions.

- 4) The city council finds that there will be adequate screening and buffering between the establishment and adjacent uses.
 - 5) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.
- g) Custom manufacturing, restricted production and repair limited to the following: Art, needlework, jewelry from precious metals, watches, dentures, and optical lenses, provided that:
- 1) Such use does not exceed 2,500 square feet of gross floor area and is not open before 6:00 a.m. or after 9:00 p.m.
 - 2) Such use shall be considered an office use for the purpose of calculating parking requirements under this Code.
 - 3) Such use will not generate commercial vehicle traffic including tractor-trailers or other heavy vehicles in excess of what is typical for a retail use of comparable size in a comparable location.
 - 4) The city council determines that such use will not conflict with the character of development intended for this zoning district.
 - 5) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.
- h) Storage buildings as an accessory use provided that:
- 1) The principal use is either a permitted use or an approved conditional use.
 - 2) The storage building is located on the same lot as the principal use.
 - 3) No detached accessory building shall be located closer to an abutting street than the principal structure.
 - 4) The storage building does not exceed 30% of the gross floor area of the principal use.
 - 5) Occupancy and use of the storage building is directly related to principal use and the same party has full control and use of both the storage building and the principal use.
 - 6) The city council determines that the architectural style is compatible with the principal building and surrounding land uses.
 - 7) The city council determines that such use will not conflict with the character of development intended for this zoning district.
 - 8) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.

- i) Amusement centers, as defined in section 1180 of the city code provided that:
- 1) The use is licensed pursuant to and operated in conformity with section 1101 of the city code.
 - 2) The use does not conflict with the character of development intended for the zoning district.
 - 3) The use is located in a shopping center on a plat of land in single ownership of at least 4 acres in area.
 - 4) The use is located within and as an integral part of a shopping center.
 - 5) The use is not located within a freestanding building.
 - 6) The use is not located within 150 feet of a public street.
 - 7) The use does not include or is not accessory to activity licensed by sections 1135, 1200, 1215 or 610 except food and beverage vending as permitted by subsection 1101.11, subdivision 13 of the city code.
 - 8) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.
- j) Dry cleaning including plant accessory thereto, provided that:
- 1) The facility meets the following separation distances and hours of operation requirements. For the purposes of this section, “facility” means any buildings and any part of the lot where the city council determines that it is likely that vehicles will be driven, stopped, or parked as part of the operations of the dry cleaning business.
 - i) No such facility shall be located less than 50 feet from any property zoned R-1, R-2 or R-3.
 - ii) If the facility is located at least 50 but less than 100 feet from property zoned R-1, R-2 or R-3, then it may not be open before 6:00 a.m. or after 9:00 p.m.
 - iii) If the facility is located at least 100 but less than 250 feet from property zoned R-1, R-2 or R-3, then it may not be open before 5:00 a.m. or after 11:00 p.m.
 - iv) If the facility is located at least 250 feet from property zoned R-1, R-2 or R-3, then no hours of operations restriction is specified by this Code.
 - 2) The city council finds that there will be adequate screening and buffering between the establishment and adjacent uses.

- 3) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.
- k) Drive-thru establishments as an accessory use, provided that:
- 1) The establishment is served by arterial, collector or municipal state aid streets and such pedestrian facilities as are necessary to accommodate the traffic generated by the facility. The City Council may require the applicant to provide a traffic study prepared by a professional engineer for the proposed use, and may base its findings of fact on said study or other information related to potential traffic impacts on the street system and adjacent land uses.
 - 2) The facility meets the following separation distances and hours of operation requirements. For the purposes of this section, “facility” means any part of the lot where the city council determines that it is likely that vehicles will be driven, stopped, or parked as part of the operations of the drive-thru establishment.
 - i) No such facility shall be located less than 50 feet from any property zoned R-1, R-2 or R-3.
 - ii) If the facility is located at least 50 but less than 100 feet from property zoned R-1, R-2 or R-3, then it may not be open before 6:00 a.m. or after 9:00 p.m.
 - iii) If the facility is located at least 100 but less than 250 feet from property zoned R-1, R-2 or R-3, then it may not be open before 5:00 a.m. or after 11:00 p.m.
 - iv) If the facility is located at least 250 feet from property zoned R-1, R-2 or R-3, then no hours of operations restriction is specified by this Code.
 - 3) The city council finds that there will be adequate screening and buffering between the establishment and adjacent uses.
 - 4) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.
- l) Car wash or detailing shop, provided that:
- 1) The property abuts at least one of the following street segments:
 - Douglas Drive between 27th Avenue North and a point 660 feet north of 27th Avenue North.
 - Lakeland Avenue/Bottineau Boulevard between the Canadian Pacific Railroad and 56th Avenue North.
 - West Broadway between Corvallis Avenue and 56th Avenue North.
 - Winnetka Avenue between 36th Avenue North and a point 660 feet north of 36th Avenue North.

- 2) The facility meets the following separation distances and hours of operation requirements. For the purposes of this section, “facility” means any part of the lot where the city council determines that it is likely that vehicles will be driven, stopped, or parked as part of the operations of the car wash or detailing shop.
 - i) No such facility shall be located less than 50 feet from any property zoned R-1, R-2 or R-3.
 - ii) If the facility is located at least 50 but less than 100 feet from property zoned R-1, R-2 or R-3, then it may not be open before 6:00 a.m. or after 9:00 p.m.
 - iii) If the facility is located at least 100 but less than 250 feet from property zoned R-1, R-2 or R-3, then it may not be open before 5:00 a.m. or after 11:00 p.m.
 - iv) If the facility is located at least 250 feet from property zoned R-1, R-2 or R-3, then no hours of operations restriction is specified by this Code.
 - 3) Sufficient vehicular stacking space is provided on-site to minimize the blocking of traffic in the public right-of-way.
 - 4) The city council finds that there will be adequate screening and buffering between the establishment and adjacent uses.
 - 5) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.
- m) Fueling station, provided that:
- 1) The property abuts at least 1 of the following street segments:
 - Douglas Drive between 27th Avenue North and a point 660 feet north of 27th Avenue North.
 - Lakeland Avenue/Bottineau Boulevard between the Canadian Pacific Railroad and 56th Avenue North.
 - West Broadway between Corvallis Avenue and 56th Avenue North.
 - Winnetka Avenue between 36th Avenue North and a point 660 feet north of 36th Avenue North.
 - 36th Avenue North between Highway 100 and a point 357 feet west of the centerline of Regent Avenue North.
 - 2) The facility meets the following separation distances and hours of operation requirements. For the purposes of this section, “facility” means any building or any part of the lot where the city council determines that it is likely that vehicles will be driven, stopped, or parked as part of the operations of the fueling station.
 - i) No such facility shall be located less than 50 feet from any property zoned R-1, R-2 or R-3.

- ii) If the facility is located at least 50 but less than 100 feet from property zoned R-1, R-2 or R-3, then it may not be open before 6:00 a.m. or after 9:00 p.m.
 - iii) If the facility is located at least 100 but less than 250 feet from property zoned R-1, R-2 or R-3, then it may not be open before 5:00 a.m. or after 11:00 p.m.
 - iv) If the facility is located at least 250 feet from property zoned R-1, R-2 or R-3, then no hours of operations restriction is specified by this Code.
- 3) Sufficient vehicular stacking space is provided on-site to minimize the blocking of traffic in the public right-of-way.
 - 4) The city council finds that there will be adequate screening and buffering between the establishment and adjacent uses.
 - 5) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.
- n) Motor vehicle repair – minor, provided that:
- 1) The property abuts at least 1 of the following street segments:
 - Lakeland Avenue/Bottineau Boulevard between the Canadian Pacific Railroad and 56th Avenue North.
 - West Broadway between Corvallis Avenue and 56th Avenue North.
 - Winnetka Avenue between 36th Avenue North and a point 660 feet north of 36th Avenue North.
 - 2) The facility meets the following separation distances and hours of operation requirements. For the purposes of this section, “facility” means any building or any part of the lot where the city council determines that it is likely that vehicles will be driven, stopped, or parked as part of the operations of the motor vehicle repair business.
 - i) No such facility shall be located less than 50 feet from any property zoned R-1, R-2 or R-3.
 - ii) If the facility is located at least 50 but less than 100 feet from property zoned R-1, R-2 or R-3, then it may not be open before 7:00 a.m. or after 7:00 p.m.
 - iii) If the facility is located at least 100 but less than 250 feet from property zoned R-1, R-2 or R-3, then it may not be open before 6:00 a.m. or after 9:00 p.m.
 - iv) If the facility is located at least 250 feet from property zoned R-1, R-2 or R-3, then no hours of operations restriction is specified by this Code.

- 3) There is no outdoor parking or storage of vehicles that are to be worked on, are being worked on, or have been worked on.
 - 4) The city council finds that there will be adequate screening and buffering between the establishment and adjacent uses.
 - 5) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.
- o) Motor vehicle sales, leasing or rental, including motorized recreational vehicles and equipment, provided that:
- 1) The property abuts at least 1 of the following street segments:
 - Lakeland Avenue/Bottineau Boulevard between the Canadian Pacific Railroad and 56th Avenue North.
 - West Broadway between Corvallis Avenue and 56th Avenue North.
 - Winnetka Avenue between 36th Avenue North and a point 660 feet north of 36th Avenue North.
 - 2) The facility meets the following separation distances and hours of operation requirements. For the purposes of this section, “facility” means any building or any part of the lot where the city council determines that it is likely that vehicles will be driven, stopped, or parked as part of the operations of the motor vehicle sales, leasing or rental business.
 - i) No such facility shall be located less than 50 feet from any property zoned R-1, R-2 or R-3.
 - ii) If the facility is located at least 50 but less than 100 feet from property zoned R-1, R-2 or R-3, then it may not be open before 7:00 a.m. or after 7:00 p.m.
 - iii) If the facility is located at least 100 but less than 250 feet from property zoned R-1, R-2 or R-3, then it may not be open before 6:00 a.m. or after 9:00 p.m.
 - iv) If the facility is located at least 250 feet from property zoned R-1, R-2 or R-3, then no hours of operations restriction is specified by this Code.
 - 3) There is no outdoor parking or storage of inoperable, unlicensed, abandoned or junk vehicles.
 - 4) There is no repair work of any kind on vehicles unless an additional conditional use permit for such use is also approved by the city council.
 - 5) No vehicle or equipment shall exceed 32 feet in length.
 - 6) The city council finds that there will be adequate screening and buffering between the establishment and adjacent uses.

- 7) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.
- p) Hotels, provided that:
- 1) The property abuts at least one of the following street segments:
 - Lakeland Avenue between the Canadian Pacific Railroad and 58th Avenue North
 - West Broadway between Corvallis Avenue and 56th Avenue North.
 - 2) The facility shall be located at least 30 feet from any property zoned R-1, R-2 or R-3. For the purposes of this section, “facility” means any building, accessory outdoor recreational facilities, or part of the lot where the city council determines that it is likely that vehicles will be driven, stopped, or parked as part of the operations of the hotel.
 - 3) The city council finds that there will be adequate screening and buffering between the establishment and adjacent uses.
 - 4) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met.
- q) Telecommunications towers in accordance with the requirements of section 515.21.

Subd. 5. Minimum Lot Requirements. Lots in the C-2 district shall meet all of the following requirements:

- a) Minimum lot area of 20,000 square feet.
- b) Minimum lot width of 100 feet.
- c) Minimum lot depth of 120 feet.

Subd. 6. Coverage and Height Limitations.

- a) Lot Coverage. No more than 75% of the lot shall be covered by structures.
- b) Height Limitations.
 - 1) No building or structure shall exceed three stories or 40 feet in height, whichever is less.
 - 2) Exceptions:
 - i) Chimneys.
 - ii) Church spires and steeples.
 - iii) Flagpoles.
 - iv) Monuments.

- v) Poles, towers and other structures for essential services.
- vi) Antennas and towers for amateur radio operations licensed by the FCC, together with necessary guy wires and anchors. Such structures shall not exceed 75 feet in height.
- vii) Roof-mounted television and radio receiving antennae, not including satellite dishes, and not to exceed 12 feet above the roof.
- viii) Satellite dishes not to exceed 40 inches in diameter and not to exceed four feet above the roof.

Subd. 7. Setbacks.

a) Front Setback.

- 1) 60 feet from the centerline of the street, but not less than 30 feet from the front lot line.
- 2) Exceptions:
 - i) Awnings projecting not more than two feet into the setback.
 - ii) Landings not exceeding six feet by six feet together with steps necessary to reach grade.
 - iii) Chimneys projecting not more than two feet into the setback.
 - iv) Flagpoles.
 - v) Eaves projecting not more than two feet into the setback.
 - vi) Handicap ramps; provided no part may be closer than five feet to any lot line.
 - vii) Fences and walls, subject to the provisions of subsection 515.13, subdivision 7.
 - viii) Driveways and parking areas in accordance with the requirements of subsection 515.17.
 - ix) Sidewalks not to exceed six feet in width.
 - x) Satellite dishes, with a dish diameter not to exceed 40 inches, mounted to the principal building and not extending more than two feet into the required setback.
 - xi) Signs in accordance with section 405 of Crystal city code.

b) Rear Setback.

- 1) 10 feet from the rear lot line.
- 2) Exceptions:
 - i) Awnings projecting not more than two feet into the setback.
 - ii) Landings not exceeding four feet by four feet together with steps necessary to reach grade.
 - iii) Chimneys projecting not more than two feet into the setback.
 - iv) Flagpoles.
 - v) Eaves projecting not more than two feet into the setback.
 - vi) Handicap ramps; provided no part may be closer than five feet to any lot line.
 - vii) Detached accessory structures, including patios, decks, storage sheds and gazebos; provided no part may be closer than three feet to any lot line.
 - viii) Detached garages; provided no part may be closer than three feet to any lot line; and in instances where the overhead doors face an alley or side street, the garage shall be set back a minimum of 20 feet from the lot line abutting the alley or side street.
 - ix) Air conditioning or heating equipment; provided no part may be closer than three feet to any lot line but in no case within ten feet of a building on adjoining property.
 - x) Fences and walls, subject to the provisions of subsection 515.13, subdivision 7.
 - xi) Driveways and parking areas in accordance with the requirements of subsection 515.17.
 - xii) Sidewalks not to exceed four feet in width.
 - xiii) Antennas and towers for amateur radio operations licensed by the FCC, together with necessary guy wires and anchors, provided that all parts of the structure are set back at least 15 feet from the rear lot line; except for necessary guy wires and anchors, which shall be set back at least three feet from the rear lot line; and except for antennas made only of wire less than 1/4 inch in diameter, which shall be set back at least three feet from the rear lot line.
 - xiv) Satellite dishes, with a dish diameter not to exceed 40 inches, mounted to the principal building and not extending more than two feet into the required setback.

xv) Signs in accordance with section 405 of Crystal city code.

c) Side Setback.

1) Ten feet from the side lot line.

2) Exceptions:

i) Awnings projecting not more than two feet into the setback.

ii) Landings not exceeding four feet by four feet together with steps necessary to reach grade.

iii) Chimneys projecting not more than two feet into the setback.

iv) Eaves projecting not more than two feet into the setback.

v) Handicap ramps; provided no part may be closer than five feet to any lot line.

vi) Fences and walls, subject to the provisions of subsection 515.13, subdivision 7.

vii) Driveways and parking areas in accordance with the requirements of subsection 515.17.

viii) Sidewalks not to exceed four feet in width.

ix) Guy wires and anchors necessary for antennas and towers for amateur radio operations licensed by the FCC and located in the rear yard, and antennas made only of wire less than 1/4 inch in diameter, shall be set back at least three feet from the side lot line.

x) Satellite dishes, with a dish diameter not to exceed 40 inches, mounted to the principal building and not extending more than two feet into the required setback.

d) Side Street Setback.

1) 60 feet from the centerline of the side street, but not less than 30 feet from the side street lot line.

2) Exceptions:

i) Awnings projecting not more than two feet into the setback.

ii) Landings not exceeding six feet by six feet together with steps necessary to reach grade.

iii) Chimneys projecting not more than two feet into the setback.

- iv) Flagpoles.
 - v) Eaves projecting not more than two feet into the setback.
 - vi) Handicap ramps; provided no part may be closer than five feet to any lot line.
 - vii) Fences and walls, subject to the provisions of subsection 515.13, subdivision 7.
 - viii) Driveways and parking areas in accordance with the requirements of subsection 515.17.
 - ix) Sidewalks not to exceed six feet in width.
 - x) Satellite dishes, with a dish diameter not to exceed 40 inches, mounted to the principal building and not extending more than two feet into the required setback.
 - xi) Signs in accordance with section 405 of Crystal city code.
- e) General setback exception for minor errors for existing structures.
1. Structures existing on the effective date of this ordinance and encroaching into a setback required by this code shall be considered conforming to the setback requirement if the encroachment does not exceed 1 foot or 10% of the required setback, whichever is less.
 2. Building permits may be issued for additions to structures qualifying under item 1 above, and such additions shall henceforth be considered conforming to the setback requirement, provided that the encroachment of the addition does not exceed the encroachment of the existing structure.
 3. This general exception shall not be applicable to any new structure built after the effective date of this code.