

Sec. 117-116. - E-3 Employment District.

(a)

Intent. The purpose of the E-3 Employment District is to provide for larger scale corporate office complexes, goods and services, wholesale/warehouse activities and limited retail activities.

(b)

Permitted uses. The following are permitted uses, subject to general requirements and performance standards as specified by this chapter:

(1)

Office buildings and uses

(2)

Radio and television offices and stations.

(3)

Warehousing of non-explosive material or equipment.

(4)

Wholesale business

(5)

Governmental and public utility buildings and structures.

(6)

Indoor commercial recreation.

(7)

Business incubators/multitenant facilities housing manufacturing, research labs, testing labs, offices, motor vehicle, implement and recreation equipment sales or repair, governmental or public uses, indoor commercial recreation, manufacturing, radio and television offices and stations, and wholesale businesses, provided they are indoor operations with no outside storage or display areas. A maximum of 20 percent of the units or suites of such a facility may be occupied by enclosed retail and rental activity as a principal use.

(8)

Self-storage facilities.

(c)

Accessory uses.

(1)

Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 50 percent of the gross floor space of the principal use.

(2)

Off-street parking as regulated and required by this chapter.

(3)

Off-street loading as regulated and required by this chapter.

(4)

Signing as regulated by this Code.

(5)

Open and outdoor storage as an accessory use not to exceed 30 percent of the property provided that:

a.

Storage area is surfaced with concrete or bituminous with B6-12 curb and gutter.

b.

This use does not take up parking space or loading area as required for conformity to this chapter.

(6)

Enclosed retail and rental activity as an accessory to a permitted use in a business incubator or multitenant facility provided the retail or rental activity does not occupy more than 50 percent of the gross floor area of the occupied unit or suite.

(d)

Conditional uses. The following are conditional uses and require a conditional use permit based upon procedures set forth in and regulated by section 117-50:

(1)

Oversizing of signs.

(2)

Expansion or enlargement of lawful nonconforming uses.

(3)

Cell towers.

(e)

Standards. (Also refer to article II, division 6 of this chapter for general performance standards).

(1)

Bulk standards.

Standard	Requirement
Minimum lot size	1 acre
Minimum lot width	200 feet
Building setbacks:	
Front	35 feet
Rear	25 feet
Side	25 feet
Major and minor arterials	60 feet from centerline of road right-of-way plus the local applicable setback
From service road	30 feet
Setbacks when adjacent to residential district:	
Buildings	60 feet
Off-street parking, storage areas, and driveways	40 feet
Parking and pavement (includes maneuvering areas) setback from street right-of-way	20 feet
Maximum building height	65 feet
Maximum lot coverage	45 percent

(2) *Performance standards.*

a.

Building design. Building massing shall be varied throughout the development site and should include building components such as columns, articulated rooflines and facades, specialized window and door treatments, and unique architectural details.

b.

Building materials. All exterior wall surfaces shall be brick, glass, stone, stucco, or pre-cast concrete units whose surface has been integrally treated with an applied decorative material, texture, or color. Other exterior materials may be used as approved by the planning commission and city council. Exterior materials shall not include smooth-faced concrete block, steel panels, fiberglass or vinyl siding. The use of metal for architectural accents may be permitted. A color palette for all materials shall be included in the site plan submittal.

c.

Building orientation. Buildings should be oriented to face public streets where possible. When this is not possible, additional landscaping and/or improved building design will be required to improve street-facing facades. Multiple buildings are permitted on one lot, if approved as part of the master plan.

d.

Street system. The street system internal to the development site is an essential element of the master plan. The new system must connect to existing city streets.

e.

Pedestrian circulation/sidewalks/trails. A comprehensive pedestrian network is required in the overall master plan for this zoning district. While this zoning district is intended to accommodate larger-scale office uses, safe pedestrian access is required throughout the zoning district and between the district and adjacent neighborhoods. Crosswalks are required where all sidewalks meet the street and shall be indicated with paver bricks or integrally-treated pavement rather than paint.

f.

Landscaping. The master plan shall include a landscape plan for the entire development site. Landscaping shall be integrated throughout the site and shall include a combination of overstory trees, ornamental trees, shrubs, flowers (planting beds and raised planters), ground cover, and other landscaping elements. The required number of plantings will be site specific and will be determined largely by the total pervious area of a site. Landscaping should be used to soften and shade parking areas, line sidewalks and streets, accent building entrances, and break up large building facades. Plant selection should focus on functionality and take into account characteristics such as tolerance of soil compaction, poor drainage, and deicing salts. All landscaping shall be over at least six (6) inches of topsoil, as defined in section 117-1, and all landscaped areas shall include underground irrigation systems.

1.

Minimum landscaping requirements. All open space areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, ornamental trees, shrubs, flowers, ground cover, decorative walks, or other similar site design materials in a quantity and placement suitable for the site. A reasonable attempt should be made to preserve as many existing trees as is practicable and to incorporate them into the development. For each

existing significant tree retained one overstory tree can be deducted from the minimum requirements.

2.

Number of plantings. The minimum number of overstory trees on any given site shall be as indicated below. These are minimum requirements that are typically supplemented with other understory trees, shrubs, flowers and ground covers deemed appropriate for a complete quality landscape treatment of a site.

Type	Number of Plantings
Deciduous/coniferous trees	1 per 50 lineal feet of site perimeter or 1 tree per 1,000 square feet of building footprint area, whichever is greater. For expansions to buildings, 1 tree is required for each 1,000 square feet of additional building footprint area.
Shrubs	1 per 30 lineal feet of site perimeter or 1 per 300 square feet of building footprint area, whichever is greater.

3.

Minimum size of plantings. Landscaping material shall be of the following minimum planting size:

Type	Size
Deciduous trees	2.5 inches diameter as measured three feet above ground
Coniferous trees	6 feet in height
Deciduous shrubs	2 feet in height
Evergreen shrubs	2 feet in height or 2 feet in width, whichever applies
Ornamental trees	1.5 inches diameter as measured three feet above ground

4.

Planting types.

(i)

Acceptable plantings shall be determined by the City of Ramsey Tree Book.

(ii)

The compliment of trees fulfilling the landscaping requirements shall be not less than 25 percent deciduous and not less than 25 percent coniferous. No more than 25 percent of the required plantings shall consist of ornamental trees.

(iii)

For every 35 feet of public road frontage, one overstory tree shall be planted on the private property adjacent to the public road right-of-way.

b.

Topsoil. All exposed ground areas of a site not occupied by building, parking or storage, excluding natural areas that are left undisturbed, shall be covered with six (6) inches of topsoil, as defined in section 117-1.

c.

Sodding and ground cover. All areas not otherwise improved in accordance with approved site plans shall be finished with sod up to the edge of improved streets. Any alternative to the sod requirement shall require city council approval.

d.

Irrigation.

1.

All landscaping areas required under this section shall include underground irrigation systems.

2.

Exceptions include natural areas that are left undisturbed.

e.

Parking lot landscaping. All parking lots are required to provide internal overstory tree plantings in an effort to shade parking surfaces and provide visual relief. Plantings are required at the following minimum schedule. The planting schedule is established to provide an acceptable number of plantings that may be planted in regular symmetrical patterns or irregular clusters or groupings.

1.

1 tree per every ten parking spaces.

2.

Every overstory tree planting shall be provided with a planting area of 162 square feet.

3.

Acceptable ground cover materials include sod, mulch, and other natural ground cover. Landscaping rock and plastic underlayment is not allowed.

4. All parking lot planting areas shall include underground irrigation systems.

f. **Bufferyards.** Bufferyards are greenspace areas intended to provide additional screening of businesses that are adjacent to residential areas. The following table details the width of the bufferyard along the common adjacent property line. An additional increase of landscape plantings would be required in the bufferyard. That increase is expressed in the table below as a percentage of the total required site landscaping.

		Existing Adjacent Development				
		R-1	R-2	R-3	B-1	B-2
<i>Proposed</i>	E-2	60 ft.	60 ft.	60 ft.	35 ft.	35 ft.
<i>Development</i>	Bufferyard width	30%	30%	30%	20%	20%
		% increase in plantings required				

g. **Stormwater.** The master plan shall include a stormwater plan for the entire development site. In addition to traditional stormwater management methods, low impact development (LID) strategies are encouraged throughout the development site, particularly in parking areas. Such methods might include special soil systems, pervious pavements, storm ceptors, underground storage, and bio-retention strips and cells (rain gardens).

h. **Parking areas.** A parking plan shall be included as part of the master site plan submittal. Parking lots, stalls, and drive accesses shall be designed to accommodate a variety of vehicle sizes and turning movements.

i. **Building service areas (loading docks, trash storage and removal).** Such areas shall be internal to the building wherever possible and in all cases constructed of the same exterior materials and screened from adjacent lots, public streets, and building entrances.

j. **Mechanical equipment.** All mechanical equipment associated with buildings must be completely screened from view, whether located on the roof or ground level.

k. **Outdoor storage.** All storage, including open storage, storage in containers, trailers, or similar enclosures, is prohibited, except as permitted under subsection (f) of this section.

l. **Lighting.** A lighting plan shall be included as part of the master plan submittal. Lighting must be used to illuminate off-street parking areas, signs, structures, and pedestrian walkways. The scale of lighting fixtures must be appropriate to the scale of what is proposed to be lighted. Fixtures must be arranged so that the bulb is not visible from outside the area proposed to be lighted by that fixture. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located.