

City of Ramsey
Agenda
City Council Work Session
Tuesday July 24, 2012
5:30 pm
Lake Itasca Room 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Topics for Discussion**
 1. Review Draft Zoning Code Amendments
 2. Review Draft Resolution Requesting Review of Minnesota Statutes Related to Permitted Residential Uses
 3. Street Light Installation Contract with Connexus Energy for Sunwood Drive Realignment
- 3. Future Topics for Discussion - *See Attached Calendar***
 1. Review Work Session Future Topics
- 4. Mayor/Council/Staff Input**
- 5. Adjournment**

CC Work Session

2. 1.

Meeting Date: 07/24/2012**By:** Tim Gladhill, Community Development**Title:**

Review Draft Zoning Code Amendments

Background:

As we preliminarily introduced at the May 22nd Work Session, staff has begun the process of completing the Zoning Code Updates necessary to implement the 2030 Comprehensive Plan, as well as certain other previously discussed amendments. These updates and additions are based on past site plan reviews and comments and/or conditions placed on applications. Many of these proposed changes are simply a restructuring and consolidation of existing ordinances. Other changes result in the need for new districts to implement the Comprehensive Plan. Some of the structure used to create a new district has been expanded to the other use districts to maintain consistency.

Drafts presented can be changed, modified, eliminated or increased based on direction from the Planning Commission (meeting held April 5th) and City Council. Staff has attempted to include as many of the ideas suggested as part of the Comprehensive Plan, various subsequent discussions (including EPB/PC Joint Work Session), and City Council's Strategic Goals for 2012 in development of these discussion points for further review. For purposes of this Work Session discussion, a brief overview of draft amendments will be presented that Staff requests input and policy direction before preparing the final draft.

Notification:

No notification required at this time. A Public Hearing will be held at the Planning Commission when reviewed.

Observations:

The items for discussion as part of the Topic Report can be summarized in the following policy questions to address:

1. Consolidating design standards/exterior materials in one location per land use type to avoid duplication
2. Expanded design elements
3. Moving landscaping requirements related to parking lots to the off-street parking section
4. Expanding list of uses in the off-street parking table
5. Encouraging limitation of parking spaces and impervious surface
6. Consolidating landscaping requirements in one location per land use type

Draft Ordinance Amendments that will be presented at the meeting:

Sec. 117.116A. Special Requirements and Performance Standards in All Employment and Office Park Districts.

Sec. 117.116B. E-3 Employment (Office Park) District

Sec. 117.144A. Special Requirements and Performance Standards for B-1, B-2 and B-3 Zoning Districts.

Sec. 117.356 Commercial and Industrial Development Off-street Parking

Sec. 117.--- Landscaping and Buffering (consolidated landscaping ordinance)

Recommendation:

Provide feedback on the above items related to the Zoning Code amendment.

Funding Source:

Preparation of the Zoning Code amendments is part of the consulting planning budget.

Council Action:

Based on discussion provide staff with direction on the following elements:

1. Consolidating design standards/exterior materials in one location per land use type to avoid duplication.
2. Expanded design elements
3. Moving landscaping requirements related to parking lots to the off-street parking section.
4. Expanding list of uses in the off-street parking table
5. Encouraging minimizing parking lot areas for larger more intense users and reducing impervious surface
6. Consolidating landscaping requirements in one location per land use type

Attachments

Executive Summary

Special requirements for Employment District

E-3 Employment District

Special Minimum Requirements for Business Districts

Off-Street Parking

Consolidated Landscaping

July 24th Worksession Presentation

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	07/19/2012 08:53 AM
Kurt Ulrich	Kurt Ulrich	07/19/2012 02:05 PM
Form Started By: Tim Gladhill		Started On: 05/25/2012 02:06 PM
	Final Approval Date: 07/19/2012	

Draft Ordinance Amendments Executive Summary

Draft ordinance amendments are summarized below with City Council direction items specific for each section. Proposed changes and new sections will be the main focus of discussion at the meeting on July 24th.

Sec. 117.116A. Special Requirements and Performance Standards in All Employment and Office Park Districts.

This new section is intended to be the first section of the Employment Districts and is designed to serve as a consolidated section for building and site design standards for all Employment and Office Park (discussed next) districts. Having one consolidated section that addresses building and site design requirements eliminates the need to repeat the same in each use district. The draft contains the *current* design and material requirements but also expands on other materials that are permitted along with the requirements for architectural accenting. In addition, standards for screening of roof top and ground mechanical units and provisions for trash enclosure and site lighting have been added.

This consolidated section provides a one stop location for an applicant to understand what all the requirements are for building and site design for the Employment Districts. The added building design standards reinforces what the city is striving for based on past site plan and building plan reviews and comments. By making expectations clear applicants can be more successful in preparing a quality submittal the first time. Clear and concise ordinances make it easier for an applicant to perform to the city's expectations while providing the city codes that fortify these requirements.

City Council direction: Do you support the consolidated building and site design standards for all Employment districts versus repeating these standards within the individual districts?

Sec. 117.116B. E-3 Employment (Office Park) District

Staff prepared a draft E-3 Employment (Office Park) Zoning District classification as an implementation step to the Comprehensive Plan. This zoning district is necessary to implement the Pearson Office Park south of Highway 10 as indicated in the Comprehensive Plan. Generally, this district is similar to the existing employment districts, but focuses on corporate campuses, warehousing/logistics, and light manufacturing. Heavy manufacturing and outside storage are prohibited. In addition, unique to this district, is the provision for full-service restaurants as a conditional use to support the intent of the district and provide a mix of uses, particularly those that support a corporate campus style development.

City Council direction: Do you support the new E-3 district? Are there uses you believe are missing or should not be included in this district?

Sec. 117.144A. Special Requirements and Performance Standards for B-1, B-2 and B-3 Zoning Districts.

Like the consolidated building and site design section for Employment districts, this new section is intended to be the first section of the Business Districts. This section is designed to serve as a consolidated section for building and site design standards for all B-1, B-2 and B-3 districts. These requirements will not affect the COR. Again, having one consolidated section that addresses building and site design requirements eliminates the need to repeat the same in each use district. The draft contains the *current* design and material requirements but also expands on other materials that are permitted along with the requirements for architectural accenting. In addition, standards for screening of roof top and ground mechanical units and provisions for trash enclosure and site lighting have been added.

This consolidated section provides a one stop location for an applicant to understand what all the requirements are for building and site design for the B-1, B-2 and B-3 districts. The added building design standards reinforces what the city is striving for based on past site plan and building plan reviews and comments. By making expectations clear applicants can be more successful in preparing a quality submittal the first time. Clear and concise ordinances make it easier for an applicant to perform to the city's expectations while providing the city codes that fortify these requirements.

Also, this section adds standards to conditional uses in Sec. 117.114 B-1, Neighborhood Business District and Sec. 117.115 B-2, Highway Business District. This exercise is two-fold. First, this provides general direction when reviewing CUP requests per previous City Council and Planning Commission discussion. Second, this provides an opportunity to review existing Conditional Uses and determine which can be moved to Permitted Uses, based on the developed standards. The overall intent is to try to better address CUP requests in a timely manner. Providing the standards by which a CUP will be reviewed and approved provides better up front direction to applicants, and provides guidance to staff, Planning Commission and City Council. These standards become the conditions for the CUP, however if additional standards are warranted they can be expanded.

City Council direction: Do you support the consolidated building and site design standards for all Business districts versus repeating these standards within the individual districts? Do you support the inclusion of standards for conditional uses?

Sec. 117.356 Commercial and Industrial Development Off-street Parking. This amendment expands the list of potential uses, consistent with prior site plan approvals in an attempt to expand upon uses and required parking.

The amendment also provides illustrations of parking stalls and drive aisle standards to assist in interpretation. Different options for paving of parking and drive isles are clarified, including an *option* for the use of pervious pavers provided appropriate soils and site conditions exist. Alternative surface materials may also be considered in the rear yards with an interim use permit.

This draft includes parking lot landscaping requirements to strive for more landscaping and placement of trees within parking lot areas to reduce heat island effect while

improving aesthetics. *Please note that this is not necessarily additional planting requirements, yet provides clarification of landscaping required per parking standards already found in code planted in and/or near the parking lot itself.* Since the work session meeting staff has revised this section to apply only to parking lots of ten vehicles or more. Also, staff is suggesting that the total amount of trees required in parking lots can be located within interior parking areas at 50% of the total with the remaining 50% in the parking lot setback areas. This change was made to address concern over placement and use of islands in parking lots.

Perimeter parking area landscape requirements have been added (for parking lots of ten vehicles or more, which requires sites in business or employment district abutting a street or similar district to provide landscape screening at a minimum of 3 feet in height to screen headlights. Where a business or employment district abuts a residential district a landscape screen of 6 feet in height and 80% opaqueness is required. Another alternative to help meet this standard would be consideration of reduction to the parking lot setback.

Finally a new Minimum Parking Requirement Alternative section has been added for review and input. This new section is intended to require new construction or expansion in Business, Employment and Mixed Use districts to use parking alternatives if proposing parking below or above minimum requirements. Some methods are included as requirements such as accommodating bicycle parking, while others may be as a choice with off-sets to the number of parking spaces required, such as car pool parking. Using these alternatives further supports the overall reduction in the amount of parking provided.

Other Considerations:

While preparing draft updates of the parking ordinance staff explored alternatives that may help the city achieve objectives to reduce excess impervious surface and outside storage (include excess parking). Below are some of these alternatives we would like to review with the Planning Commission. These alternatives could be added to the ordinance as a requirement or through an incentive in an effort to balance economic development objectives while also reducing overall costs for new development.

Alternative 1: In an attempt to reduce “over parking” of larger sites such as for office buildings and big box retailers staff would like to discuss with the Commission the use of parking *maximums* for some larger parking lot users (big box retailers, office buildings, larger industrial users) to prevent excess parking. This option could be a requirement of the ordinance or if an applicant wants to add parking beyond the minimum, require mitigation features such as additional storm water management techniques within the parking and drive areas. This not only benefits sites for aesthetic reasons but also reduces the amount of storm water management required.

Alternative 2: In another attempt to discourage over parking of sites staff would like to discuss with the Commission a requirement that any parking areas over the minimum be required to use a pervious paver system. That way, additional parking does not truly expand the amount of impervious surface and actually provides storm water benefits.

Alternative 3: Staff would like to explore expanding upon current storm water management practices by requiring the use of best management practices for storm water

management within parking and drive areas. If this were added storm water credits would apply. This could be used as a tool to address Council's goals of further studying development fees (in this instance, storm water management).

City Council direction:

- Do you support the parking lot and parking perimeter landscaping requirements?
- Do you support the alterative parking requirements for reducing or exceed parking minimums?
- Do you support options for “over parking” of larger sites by setting parking maximums.
- Do you support requiring pervious pavers if a site is over parked?
- Do you support expanding storm water management practices within parking lot areas?

Draft Consolidated Landscaping Section

A final recommendation that the Planning Commission made was to consider consolidating landscaping into one section to provide more consistency and to limit duplication. A draft has been prepared using current requirements for the B-1, B-2, E-1, E-2 and E-3 districts. In addition to current requirements some new text has been included an introduction; building perimeter landscaping and landscaping maintenance.

City Council direction: Do you support the draft consolidated landscaping section?

Sec. 117-116 A. Special Requirements and Performance Standards in All Employment and Office Park Districts.

(A) Building Materials and Design: To ensure attractive industrial development the City has a set of design requirements applicable to all industrial development. This is applicable to the E-1, E-2 and Office Park Districts.

1. Building Materials: All exterior wall finishes on any building in a Business District shall be:
 - a. Face brick;
 - b. Stucco;
 - c. Glass;
 - d. Natural Stone;
 - e. Fiber cement vertical panel siding provided that seam lines are architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent material or other method thereby making the seam lines invisible.
 - f. Architectural concrete and precast panels shall be acceptable as the major exterior wall surface when they are incorporated into an overall design of the building.
 - g. Architectural metal may be considered with matt finish and with neutral or earth tone colors;
 - h. Color impregnated decorative block shall also be allowed as a major exterior wall material, and shall be required to be sealed;
 - i. All materials shall be color impregnated with the exception of allowing architectural concrete precast panel systems and fiber cement siding to be painted. Painting shall not be allowed on color impregnated, major exterior materials.
 - k. Other material as may be approved by the city.

2. Design Elements: The building design must include architectural interest through the use of a minimum of three (3) of the following elements:

- a. Accent materials;
- b. A visually pleasing front entry that, in addition to doors, shall be accented a minimum of one hundred fifty (150) square feet around the

door entrance for single occupancy buildings and a minimum of three hundred (300) square feet total for the front of multi-tenant buildings (this area shall be counted as one element);

c. Twenty five percent (25%) window coverage on each front that faces a street;

d. Contrasting, yet complementary material colors;

e. A combination of horizontal and vertical design features;

f. Irregular building shapes; or

g. Other architectural features in the overall architectural concept.

4. Accent Materials: Accent materials shall be wrapped around walls visible from public view. Painting shall not be substituted for visual relief, accenting, or a required element. Walls shall be articulated thus no wall shall exceed one hundred feet (100') in length without visual relief. Visual relief may be defined as the incorporation of design features such as windows, horizontal and vertical patterns, contrasting material colors, or varying wall depths. Use of fiber cement trim, soffit and fascia shall be allowed as accent materials.

5. Additional Office Park Building Design requirements

(a) A minimum of 30 percent of the ground level façade shall be transparent.

(b) Visual continuity shall be created by designing buildings to exhibit complementary height and massing to adjacent buildings.

(c) Buildings shall be designed in an architectural style and constructed of materials that are compatible, and complementary to surrounding buildings in the Office Park District.

6. Restricted Exterior Materials: Unadorned pre-stressed concrete panels, whether smooth or raked, nondecorative concrete block, sheet metal, corrugated metal or unfinished metal shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings except those accessory buildings not visible from any property line. No more than twenty five percent (25%) of any exterior wall on a building shall be fiber cement siding, wood or metal accent material.

7. Roofs: Roofs which are exposed or an integral part of the building aesthetics shall be constructed only of commercial grade asphalt shingles, wood

shingles, standing seam metal, slate, tile, or copper. Flat roofs, which are generally parallel with the first floor elevation, are not subject to these material limitations.

7. Building Mechanical Equipment: All roof vents, pipes and/or other roof penetrations (except chimneys), shall be fully screened, located on the rear elevations, or be otherwise configured to the maximum extent practicable to have a minimal visual impact as seen from a public street. Wood fencing or chain link with slats shall not be used for screening. A cross-sectional drawing shall be provided that illustrates the sight lines from the ground level view.

a. Exceptions: Rooftop screening standards shall not apply to E-1 and E-2 zoned properties.

b. Acceptable Roof-based Mechanical Equipment Screening:

i.. Parapet walls or other techniques included as an integral part of the building design shall be used to totally screen any roof-based mechanical equipment from public rights-of-way or adjacent lands.

ii. In cases where roof-based mechanical equipment are too tall to be screened by a parapet wall, or if changes in the surrounding grade make rooftops with parapets visible from public rights-of-way or adjacent lands, a rooftop screening system shall be used for screening (add pictures of acceptable screening).

9. Ground Mechanical Equipment: Ground mechanical equipment shall be one hundred percent (100%) screened from contiguous properties and adjacent streets by opaque landscaping, or a screen wall shall be provided to be compatible with the architectural treatment of the principal structure.

10. Trash Enclosure Service Structure: All trash, recyclable materials, and trash and recyclable materials handling equipment and compactors shall be stored inside the building or totally screened from public view. All trash enclosure service structures shall be constructed of the same materials as the principle building.

11. Lighting: All lighting proposed on a site in a Business District shall comply with the following standards:

a. Lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from an adjoining residential district or public street. Blubs 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.

b. Decorative style lighting a maximum of 14 feet in height shall be used to illuminate all site areas with the exception of parking areas.

- b. Shoe-box style lighting shall only be permitted in parking areas.
- c. Lighting fixtures shall be compatible with the architecture of the building.
- d. Wall-mounted lighting shall be used on building fronts to illuminate entry points and highlight architectural features.

DRAFT

Sec. 117.116b. E-3 Employment (Office Park) District.

(a) Intent. The purpose of the Office Park (OP) District is to:

(1) Reserve larger areas for multi-use buildings, offices, wholesale showrooms, light manufacturing, research and development, training, limited retail uses and uses accessory to conducting business within a coordinated, well-defined campus environment;

(2) Protect business from incompatible and unrelated land uses intruding into the work environment;

(3) Create higher quality site and building design expectations that will not support any uses with outdoor storage.

(4) Create an area to provide opportunities for higher technology business and other industries that may benefit from the accommodation of both office and light industrial uses on site with internal and external amenities to benefit employees;

(5) Provide for accessible business park opportunities near major highways and future transit corridors;

(6) Preserve and utilize natural environmental features for office sites that are located next to or overlook public open space and trail uses, woodlands and wetlands.

(b) Design Character: Development in this district shall establish and maintain high standards of site design, spatial relationships, proportions, building architecture and landscape design that will create a high quality environment attractive to major employers. The design character of this district will be characterized by a high level of design, site amenities such as trails or open space, storm water management, and other modern techniques used to create a high-end office and industrial park. No outdoor storage will be permitted with any use.

(c) Permitted uses

(1) Offices and office showrooms;

(2) Coffee shops, cafeterias, medical facilities, and athletic/fitness facilities if located within the principal structure;

(3) Government offices/facilities;

(4) Technical, vocational, business and college/university satellite facilities/schools;

- (5) Travel agencies;
 - (6) Research and development;
 - (7) Data processing;
 - (8) Wholesale showroom;
 - (9) Warehousing used in conjunction with offices or light manufacturing facilities with no outdoor storage;
 - (10) Retail sales, incidental to manufacturing of products produced on the site not to exceed 25 percent of the gross square footage of the first floor;
 - (11) High technology business uses including, but not limited to: the manufacturing, or assembly, of medical devices and equipment, telecommunications equipment, pharmaceuticals, computer or electronic products and software, aeronautical equipment or components;
 - (12) 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.
 - (13) Public utilities and essential government services;
 - (14) Athletic/fitness facility within principal building;
 - (15) Other uses similar to those permitted in this Section as determined by the Planning Commission and the City Council
- (d) Accessory Uses
- (1) Cafeterias not open to the general public;
 - (2) Bicycle and public or private transit shelters;
 - (3) Gate security detached building;
 - (4) Commercial overnight delivery drop box;
- (e) 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) Restaurant, Full Service subject to the following standards:
 - a. No drive through service is provided;
 - b. No restaurant shall be allowed on a parcel of less than one and one-half (1^{1/2}) acres.
 - c. Exterior materials and design shall be compatible with surrounding properties.

- (2) Health and fitness centers, freestanding;

- (3) Financial institutions and banks subject to the following standards:
 - a. No drive through facilities;

- (4) Full Service Hotels;

- (5) Radio and TV studios, sound stages, multi-media, post production studio and support facilities and equipment;

- (6) Cell towers subject to standards in Sec. 117-428

- (7) Micro and medium-scale WECS subject to standards in Sec. 117-430

- (f) Interim Uses.
 - (1) Places of Assembly
 - (2) Other uses as approved by the City Council

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

Standard	Requirement
Minimum Lot Area	1 acre
Minimum Lot Width	200 feet
Maximum building height	65 feet
Maximum structure Area	45% of lot area
Minumum Building Setbacks	
Front yard	35 feet
Side yard	20 feet
Rear yard	35 feet
Major and minor arterial and state and county roads	60 from centerline of road ROW plus applicable setback
Service Road	35 feet
Setbacks when adjancet to residential districts	
Buildings	60 feet
Off-street parking, storage and driveways	40 feet
Paking and pavement (includes maneuvering areas) setback from street right-of-way	
	20 feet

Sec. 117.144A Special Requirements and Performance Standards for B-1, B-2 and B-3 Zoning District.

(A) Building Materials and Design: The architectural appearance, including building character, permanence, massing, density and composition, scale, construction materials, and functional plan of all principal buildings shall comply with the Comprehensive Plan. Building materials shall be attractive in appearance, of a durable finish, and be of a quality that is compatible and designed to enhance the lot, the neighborhood and the community. All buildings shall be of good aesthetic and architectural quality to ensure they will maintain and enhance the property values of neighboring properties and not adversely impact the community's public health, safety and general welfare. This section applies to all B-1, B-2 and B-3 zoning districts.

1. Building Materials: All exterior wall finishes on any building in a Business District shall be:

a. Face brick;

b. Stucco;

c. Glass;

d. Wood, provided surfaces are finished for exterior use and wood is of proven exterior durability.

e. Natural Stone;

f. Fiber cement vertical panel siding provided that seam lines are architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent material or other method thereby making the seam lines invisible.

g. Architectural concrete and precast panels shall be acceptable as the major exterior wall surface when they are incorporated into an overall design of the building.

h. Architectural metal may be considered with matte finish and with neutral or earth tone colors;

i. Color impregnated decorative block shall also be allowed as a major exterior wall material, and shall be required to be sealed;

j. All materials shall be color impregnated with the exception of allowing architectural concrete precast panel systems and fiber cement siding to be painted. Painting shall not be allowed on color impregnated, major exterior materials.

k. Other material as may be approved by the city.

2. Design Elements: The building design must include architectural interest through the use of a minimum of three (3) of the following elements:

a. Accent materials;

b. A visually pleasing front entry that, in addition to doors, shall be accented a minimum of one hundred fifty (150) square feet around the door entrance for single occupancy buildings and a minimum

of three hundred (300) square feet total for the front of multi-tenant buildings (this area shall be counted as one element);

c. Twenty five percent (25%) window coverage on each front that faces a street;

d. Contrasting, yet complementary material colors;

e. A combination of horizontal and vertical design features;

f. Irregular building shapes; or

g. Other architectural features in the overall architectural concept.

3. Other Design Requirements:

a. All principal buildings shall have an entry on a street;

b. Buildings shall provide a base and top to their architecture;

c. The tops of buildings shall be articulated to minimize “box” like images;

d. Buildings shall be architecturally unique and shall not be of a corporate architecture (including roof patterns, corporate colors, architectural elements, and similar treatments).

4. Accent Materials: Accent materials shall be wrapped around walls visible from public view. Painting shall not be substituted for visual relief, accenting, or a required element. Use of fiber cement trim, soffit and fascia shall be allowed as accent materials.

5. Building Height: In order to improve the appearance of uninterrupted facades buildings over 100 feet in length shall be at least one and one-half (1 ½) stories in height for at least thirty (30) percent of their length.

6. B-1 Neighborhood Business District Design Standards: In addition to the minimum design standards applicable to all commercial districts, Neighborhood Business districts shall also be subject to the following standards to reflect the character of the neighborhood in which they are located.

a. Building Design: New buildings shall be designed to appear to have similar scale and design elements as the neighboring buildings at a residential scale and character. Buildings fronts shall include three of the following elements:

i. Articulation of facades into house-size segments

ii. Residential scale building modules similar to adjacent buildings

iii. Similar façade proportions to those on neighboring buildings

- iv. Residential scale building components such as porches, patios, decks, columns and balconies
- v. A roof configuration which reflects traditional residential structures and is pitched such as gable, hip, or shed.
- vi. Display windows a minimum of six feet in height shall exist along at least fifty percent of the linear length of the building front.

7. Restricted Exterior Materials: Unadorned pre-stressed concrete panels, whether smooth or raked, nondecorative concrete block, sheet metal, corrugated metal or unfinished metal shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings except those accessory buildings not visible from any property line. No more than twenty five percent (25%) of any exterior wall on a building shall be fiber cement siding, wood or metal accent material.

8. Roofs: Roofs which are exposed or an integral part of the building aesthetics shall be constructed only of commercial grade asphalt shingles, wood shingles, standing seam metal, slate, tile, or copper. Flat roofs, which are generally parallel with the first floor elevation, are not subject to these material limitations.

9. Building Mechanical Equipment: All roof vents, pipes and/or other roof penetrations (except chimneys), shall be fully screened, located on the rear elevations, or be otherwise configured to the maximum extent practicable to have a minimal visual impact as seen from a public street. Wood fencing or chain link with slats shall not be used for screening. A cross-sectional drawing shall be provided that illustrates the sight lines from the ground level view.

a. Acceptable Roof-based Mechanical Equipment Screening:

i. Parapet walls or other techniques included as an integral part of the building design shall be used to totally screen any roof-based mechanical equipment from public rights-of-way or adjacent lands.

ii. In cases where roof-based mechanical equipment are too tall to be screened by a parapet wall, or if changes in the surrounding grade make rooftops with parapets visible from public rights-of-way or adjacent lands, a rooftop screening system shall be used for screening (add pictures of acceptable screening).

10. Ground Mechanical Equipment: Ground mechanical equipment shall be one hundred percent (100%) screened from contiguous properties and adjacent streets by opaque landscaping, or a screen wall shall be provided to be compatible with the architectural treatment of the principal structure.

11. Trash Enclosure Service Structure: All trash, recyclable materials, and trash and recyclable materials handling equipment and compactors shall be stored inside the building or totally screened from public view. All trash enclosure service structures shall be constructed of the same materials as the principle building.

12. Lighting: All lighting proposed on a site in a B-1, B-2 or B-3 district shall comply with the following standards:

- a. Lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from an adjoining residential district or public street. 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. A photometric plan shall be submitted for review by the City Planner prior to issuance of lighting.
- b. Decorative style lighting a maximum of 14 feet in height shall be used to illuminate all site areas with the exception of parking areas.
- b. Shoe-box style lighting shall only be permitted in parking areas.
- c. Lighting fixtures shall be compatible with the architecture of the building.
- d. Wall-mounted lighting shall be used on building fronts to illuminate entry points and highlight architectural features

Sec. 117.114 B-1-~~General~~ Neighborhood Business District.

(a) *Intent.* The intent of the B-1 ~~General~~ Neighborhood Business District is to provide a commercial area for goods and services for the surrounding neighborhoods and community on a smaller scale than the B-2 Highway Commercial District.

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

- (1) Enclosed retail and retail service activities without outdoor activities.
- (2) Restaurants and cafes.
- (3) Offices and banks.
- (4) Personal and professional services.
- (5) Funeral homes.
- (6) Medical clinics.
- (7) Laundromat, self-service washing and drying.
- (8) Dry cleaning.
- ~~(9) Animal clinics and indoor small animal boarding facilities.~~
- ~~(10) Adult uses — accessory.~~
- (109) Convenience grocery and/or food operations (with no motor fuel sales).
- ~~(110) Off-sale liquor.~~

(c) *Conditional uses.*

(1) Animal clinics and outside small animal boarding facilities subject to the following standards:
a. All structures shall be sufficiently insulated so no unreasonable noise or order can be detected off the premises.

b. All outdoor animal recreation areas shall be fully screened and secure at all times.

c. All outdoor animal recreation areas shall be at a minimum of one hundred (100) feet of any abutting residential district.

(2) Commercial carwashes (drive-through, mechanical, self service) subject to the following standards:

a. Stacking space is provided to accommodate an appropriate number of vehicles and shall be subject to the approval of the City Council.

b. The entire area shall have a drainage system which is subject to the approval of the City and gives special consideration to the prevention of ice build up during winter months.

(3) Convenience gas (no vehicle service or repair) subject to the following standards:

a. Canopy Height: The total height of any overhead canopy or weather protection shall not exceed twenty feet (20') in height.

b. Sales, Rentals Prohibited: No sales or rental of motor vehicles or trailers or campers shall be permitted.

c. Goods For Sale: All goods for sale by a motor fuel station convenience store other than commercial freezers for ice and petroleum based products required for the operation and maintenance of motor vehicles shall be displayed within the principal motor fuel station structure. No displays shall be permitted in required parking or driveway areas, landscape areas, required setback areas, or any right of way or other public property. Displays may be permitted on sidewalks, only if they leave at least four feet (4') of sidewalk width available to pedestrians.

d. Compatibility: Each motor fuel station shall be compatible with the area in which it is located.

e. Landscaping: A minimum twenty foot (20') landscaped yard shall be planted and maintained behind the property line along all public streets. A landscaped yard not less than five feet (5') wide shall be maintained along exterior property lines.

f. Motor Fuel Dispenser Location: Motor fuel dispensers shall be located at least thirty feet (30') from a property line, and one hundred feet (100') from an R-1, R-2, R-3 district property line.

g. Electronic Speaker Devices: Electronic speaker devices shall be regulated as provided in section 117-354 of this Chapter. Exterior speakers shall not be allowed on sites that abut residential uses unless expressly permitted as part of a conditional use permit.

h. Litter Control. The operation shall be responsible for litter control within three hundred (300) feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.

j. Accessory car wash uses shall be allowed subject to the following requirements:

i. Car wash stacking spaces shall accommodate a minimum of three waiting vehicles.

ii. No more than one car wash shall be permitted.

iii. The car wash shall be designed to be an integral part of the principle building or if a freestanding shall be designed with the same materials and the principal structure.

iv. Neither the car wash or accessory vacuum shall be located within three hundred feet (300') of any residential use unless completely screened or located across an arterial or major collector roadway from the residential use.

(4) Day care centers (licensed) subject to the following standards:

a. No overnight facilities shall be provided for children served by the daycare.

b. An outdoor recreational facility shall be continuous to the day care facility, appropriately separated from the parking lot and driving areas by a fence not less than 4 feet in height with additional standards as follows:

i. Shall not be located in any yard abutting a major thoroughfare;

ii. Shall not have an impervious surface for more than one-half of the playground area.

iii. Shall extend at least 60 feet from the wall of the building or to an adjacent property line, whichever is less, or shall be bound on not more than two sides by parking and driving areas, and

iv. Shall be a minimum size of 2,000 sq. ft., or in the alternative 75 sq. ft. per child at licensed capacity, whichever is the greater figure.

c. All state laws and statutes governing such use are strictly adhered to and all required operating permits are secured.

(5) Bar or Tavern.

(6) Uses with drive through service subject to the following standards:

1. Drive-thru lands are not permitted in the front yard.

2. Adequate stacking distance of not less than five (5) vehicles shall be provided. A site plan shall be prepared to demonstrate provision for stacking space does not interfere with other drive areas, parking spaces, sidewalks or pedestrian access to the main entry of the building.

3. Electronic speaker devices, if used, shall not be audible beyond the property being served and shall not be operated between the hours of ten o'clock (10:00) PM and seven o'clock (7:00) AM.

4. Screening shall be provided of automobile headlights in the drive-thru land to windows and doors of adjacent uses. Such screen shall be at least three feet (3') in height at installation and fully opaque, consisting of a wall, fence, dense vegetation, berm or grade change.

5. A bypass lane shall be provided for each drive-thru use, allowing cars to leave the drive-thru land from the stacking area.

(7) Places of Assembly subject to the following standards

a. The space for such activities is shared with another use allowed within this district or occupies no more than twenty (20) percent of a multi-tenant shopping center.

b. Sufficient parking is available to meet the requires of Section 117-356.

~~(78)~~ Oversizing of signs.

~~(89)~~ Expansion or enlargement of lawful nonconforming uses.

~~(910)~~ Cell towers as regulated by Sec. 117.428.

~~(1011)~~ Micro-scale WECS as regulated by Sec. 117.430

~~(1112)~~ Medium-scale WECS as regulated by Sec. 117.430

~~(1213)~~ Outdoor seating accessory to a restaurant subject to the following standards:

a. The seating shall be located on private property.

b. The seating shall be of good patio or café type furniture that enhances the appearance of the business.

c. The outdoor seating area shall be defined with the use of landscaping, temporary fencing or other means that contains the tables and chairs for the use as demonstrated on a site plan and approved by city staff.

d. No alcoholic beverages or food shall be served to persons outside of the designated outdoor seating area. Signage shall be posted that restricts consumption on alcohol outside of the designated outdoor seating area as approved by staff.

e. Patrons shall access the outdoor seating area through the main entrance or host station and shall be seating by a staff person.

f. Seating shall be located so as not to compromise safety. Seating shall not obstruct the entrance or any required exits or be located on landscaping or parking areas. If located on private sidewalks or walkways, it shall be located so as to leave a minimum of a four foot (4') wide passageway for pedestrians.

g. No additional parking is required for thirty (30) seats or less. If public parking is available either in a ramp or adjacent on street, then no additional parking is required. Any additional seating over thirty (30) seats shall provide required parking based on one space per three (3) seats. Shared parking will be considered and may be approved by city staff.

h. All exterior sound equipment shall be shut off at ten o'clock (10:00) P.M.

i. Lighting shall be permitted provided it only illuminates the designated area. Lighting cannot shine or cause a glare upon other public or private property outside the designated area.

(d) *Accessory uses.*

- (1) Off-street parking as regulated and required by this chapter.
- (2) Off-street loading as regulated and required by this chapter.
- (3) Signing as regulated by article II, division 8 of this chapter.

(e) Interim Uses

(1) Farmers market subject to the following standards:

- a. No portion of the use or event shall take place within one hundred feet (100'), as measured in a straight line from the closest point of the property line of the property upon which the farmers' market is located, to the property line of any R-1 zoned property with residential buildings.
- b. A farmer's market shall be conducted only within a parking lot that has a minimum of one hundred (100) off street parking spaces.
- c. Parking and display areas associated with the sale shall not distract or interfere with existing business operations or traffic circulation patterns.
- d. Display areas and parking spaces shall use those parking lot spaces that are in excess of the minimum required parking for the primary use of that property.
- e. A farmers' market shall provide one and one-half (1^{1/2}) parking stalls per producer and one and one-half (1^{1/2}) customer parking stalls per producer.
- f. Sales merchandise trailers, temporary stands, etc., shall be located on an asphalt or concrete surface.
- g. The owner/operator shall have the written permission of the current property owner to locate on a specific site.
- h. No uses or displays shall be permitted in required green areas, parking setback areas, or any right of way or other public property.
- i. Signage shall be limited to one sign not to exceed thirty two (32) square feet. The sign may be a banner, shall have a professional appearance, and shall be mounted or erected in an appropriate location. The sign may be illuminated, but must comply with all requirements of Sec.117.463 of this title.
- j. All producer merchandise shall be unloaded prior to the opening of the market and confined to the off street parking lot area. No on street parking or unloading shall be allowed.
- k. No public address system or speakers shall be used.
- l. The site shall be kept in a neat and orderly fashion, free from litter, refuse, debris, junk, or other waste, which results in offensive odors or unsightly conditions.

m. Display of items shall be arranged in as compact a manner as reasonably practicable with particular reference to vehicle and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

n. All products, materials, quantities to be sold or displayed, and the dates, times, and duration of the market must be approved by the city council.

o. If the farmers' market is operated by a person other than the property owner, the property owner must notify the city of the full name, address, date of birth and telephone number of the operator in writing. The property owner is responsible for the actions of the operator and for compliance with the conditions of this Section.

(2) Temporary seasonal sales subject to the following standards:

a. Permit Required: No person shall conduct temporary/seasonal outdoor sales, without first having received an interim permit as provided in this section.

b. Permit Application: The application for an interim use permit shall include a site plan, a list of materials to be sold or displayed, and the duration of the sale.

c. Permit Types: A new interim use permit shall be required for all sales located on sites where a permit has not been issued during the preceding twelve (12) month period, and for all sales that include a different site plan, list of materials to be sold, or size and/or location of the sales area from the most recently approved permit.

d. Permit Fee: The applicant shall pay the new or renewal permit fee as established annually by the city council. The fee for new and renewal permits shall also include the cost of a sign permit. The permit fee shall be paid in full with the application.

e. Duration: Interim Use Permits for Seasonal Sales shall be for a period not to exceed ninety (90) days. No more than two (2) permits shall be issued to the same applicant or property in any calendar year.

f. Exemptions:

1. This section shall not apply to schools, academies, universities, libraries, churches, hospitals or similar institutions when the sale is conducted on their own property.

g. Permit Applicant: The applicant for the interim use permit shall be the owner of the property. If the sale is operated by a person other than the property owner, the owner must notify the city of the operator. The property owner is responsible for the actions of the operator and the conditions of the permit.

h. Performance Standards: A interim use permit shall be issued by the city provided the applicant demonstrates that the following performance standards will be met:

1. Off street parking and loading areas are provided where required.

2. No public address system shall be used.

3. The number, area, bulk, height, location, frequency, and duration of such uses is controlled. The site shall be kept in a neat and orderly fashion, free from litter, refuse, debris, junk, or other waste which results in offensive odors or unsightly conditions.

4. Display of items shall be arranged in as compact a manner as reasonably practicable with particular reference to vehicle and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other catastrophe.

5. No uses or displays shall be permitted in required parking areas, required green areas, parking setback areas, or any right of way or other public property.

6. Signage shall be limited to one sign not to exceed thirty two (32) square feet. The sign may be a banner, shall have a professional appearance, and shall be mounted or erected in an appropriate location. This limitation applies to all signs associated with the sale, including those affixed to vehicles. The sign may be illuminated but must comply with all requirements of Section 117.463.

7. The sale and associated parking shall not obstruct parking spaces needed by any permanent business established on the site except that when a sale is held only during the time when all permanent businesses on the site are closed, parking spaces may be obstructed.

8. No portion of the use or event shall take place within one hundred feet (100') of any residential buildings.

i. Denial Of Renewal Permit: No renewal interim use permit shall be issued if the operator failed to comply with any performance standards during the term of a previously issued new or renewal permit, except upon the approval of the planning commission.

j. Denial For Noncompliance: If the city staff denies a permit, it shall notify the applicant in writing, stating the ways in which the proposed use does not comply with the standards required by this title.

k. Permittee: A temporary/seasonal outdoor sales interim use permit shall be issued for a particular use and to the property owner making application for such permit. Such permit shall not be transferred or assigned for use by another without the written consent of the city. However, such consent by the city shall not be unreasonably withheld.

l. Revocation: Failure to comply with any performance standard or any other violation of this title shall be a misdemeanor and shall also constitute sufficient cause for the termination of the permit by the city council following a public hearing.

(3) Schools, public and private as an Interim Use

(4) Other uses as approved by the City Council.

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

(1) Bulk standards.

Standard	Requirement
Minimum lot area	½ acre 1 acre without municipal water and sewer
Minimum lot width	100 feet 200 feet without municipal water and sewer
Minimum lot depth	150 feet
Maximum building height	35 feet
Maximum structure area	35% of lot area
Minimum building setbacks	
Front yard	35 feet
Side yard	10 feet
Side yard on corner lot	20 feet
Rear yard	35 feet
Major and minor arterials and state and county roads	60 feet from centerline of road right-of-way plus the local applicable setback
Public/private service road	25 feet
Off-street parking and pavement (includes maneuvering areas) setback from street right-of-way	20
Setbacks from residential districts:	35 feet
Structure setback from property boundary line	
Off-street parking, driveways and outside sales and display areas	

~~(2) All exterior wall finishes on any building shall be:~~

- ~~a. Face brick;~~
- ~~b. Stucco;~~
- ~~c. Glass;~~
- ~~d. Wood;~~
- ~~e. Natural stone;~~
- ~~f. Specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture;~~
- ~~g. Other material as may be approved by the city.~~

~~Combinations of such materials shall be permitted.~~

(32) Vehicular access points shall be limited, shall create a minimum of conflict with through traffic movements, and shall be subject to the approval of the city engineer.

(43) The entire site shall have a drainage system which is subject to the approval of the city engineer.

(54) All signing and information or visual communication devices shall be in compliance with the applicable provisions of this Code.

~~(65)~~ All magazing or stacking space for vehicles shall be off-street and shall be constructed to a size that will accommodate that number of vehicles which can be serviced during a maximum 30 minute period and shall be subject to the approval of the city engineer.

~~(76)~~ Parking or car magazine storage space shall be screened from view of abutting residential districts.

~~(87)~~ Provisions are made to control and reduce noise.

~~(98)~~ A concrete curb not less than six inches above grade shall separate the public sidewalk from motor vehicle service areas.

~~(10)~~ If applicable, motor fuel activities shall be installed in accordance with state and city standards, regardless of whether the dispensing, sale or offering for sale of motor fuels and/or oil is incidental to the conduct of the use or business. Additionally, adequate space shall be provided to access gas pumps and allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands with canopies. Canopies shall maintain a 20-foot setback from property lines as measured from the edge of the canopy.

~~(11)~~ Off street parking areas, loading areas, driveways, and traffic maneuvering areas shall be surfaced with concrete or blacktop and finished with continuous concrete curbing as recommended by the city engineer and reflected on an approved site plan. Any site proposing to install any of the above named site improvements is subject to the site plan review process established in section 117-52.

~~(429)~~ All conditions pertaining to a specific site are subject to change when the council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying the conditions.

~~(1310)~~ Lighting. Any lighting used to illuminate an off street parking area, sign or structure, shall be arranged to deflect light away from an adjoining residential district or public street. 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.

~~(410)~~ Landscaping and buffering.

a. Site landscaping.

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.

Business Districts

Deciduous/coniferous trees

1 per 50 lineal feet of site perimeter, or 1 tree per 1,000 square feet of building footprint, whichever is greater. For expansions to buildings, 1 additional tree is required for each 1,000 square feet of additional building footprint area.

Shrubs

1 per 30 feet of site perimeter or 1 per 300 square feet of building footprint area, whichever is greater.

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

<i>Landscape Material</i>	<i>Size</i>
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 lot 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 four 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.~~

fe. Bufferyards. This section is intended to be minimum requirements to achieve screening between differing uses with varied intensities and impacts that are not always complementary when adjacent to one another. When a bufferyard is required under this section, the yard space and planting requirements are not to be reduced for other purposes such as future parking and driveways, building expansions, or other activities that are not in keeping with the purposes of buffering and screening.

1. Bufferyards are 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.

Proposed Development	Existing Adjacent Development		
	R-1	R-2	R-3
B-1 Bufferyard width	40 ft.	30 ft.	20 ft.
% increase in plantings required	25%	20%	20%
B-2 Bufferyard width	50 ft.	40 ft.	30 ft.
% increase in plantings required	30%	25%	20%

2. As an alternative method for screening, fences that are 100 percent opaque may be used to mitigate the impacts of businesses that are adjacent to residential areas. Fences shall be subject to the provisions found in all applicable ordinances. When a fence is used for screening purposes, the bufferyard planting requirements may be reduced by ten percent from the stated minimum requirement.

- (11) ~~Off street loading. All off street loading dock/berth areas shall be a minimum of 50 feet in length and there shall be at least one dock/berth for the first 10,000 square feet of floor area and one additional berth/dock for each additional 25,000 square feet of floor area.~~

Sec. 117.115. B-2 Highway Business District.

(a) *Intent.* The purpose of the B-2 Highway Business District is to provide for and limit the establishment of motor vehicle oriented or dependent and convenience type, high intensity commercial and service activities characteristically located along major traffic carriers.

(b) *Permitted uses.* The following are permitted uses, subject to standards established in subsection (e) of this section and performance standards established in article II, division 6 of this chapter:

- (1) Restaurants, cafes, on and off-sale liquor.
- (2) Private clubs or lodges serving food and beverages.
- (3) Commercial recreational uses (indoor).
- (4) Governmental and public utility buildings and structures.
- (5) Motels, motor hotels and hotels provided that the lot area contains not less than 500 square feet of lot area per unit.
- (6) Motor vehicle, implement, and recreation equipment sales and service with no outdoor storage or display.
- (7) Animal clinics and outside small animal boarding facilities subject to the following standards:
 - a. All structures shall be sufficiently insulated so no unreasonable noise or order can be detected off the premises.
 - b. All outdoor animal recreation areas shall be fully screened and secure at all times.
 - c. All outdoor animal recreation areas shall be at a minimum of one hundred (100) feet of any abutting residential district.
- (8) Adult uses ~~principal and~~ accessory, subject to requirements in Section 117.360.
- (9) Enclosed retail sales and rental activity.
- (10) Offices, banks, personal and professional services.
- (11) Drive-in and convenience, fast food establishments subject to the following standards:
 - a. Litter Control. The operation shall be responsible for litter control within three hundred (300) feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.

b. These facilities shall be located only on sites having direct access to a minor arterial street, collector or service road.

c. The applicant shall demonstrate that such use will not significantly lower the existing level of service on streets and intersections

(12) Convenience grocery and/or food operations with convenience gas (no vehicle service or repair)

(13) Day care ~~services~~ center (licensed) subject to the following standards:

a. No overnight facilities shall be provided for children served by the daycare.

b. An outdoor recreational facility shall be continuous to the day care facility, appropriately separated from the parking lot and driving areas by a fence not less than 4 feet in height with additional standards as follows:

i. Shall not be located in any yard abutting a major thoroughfare;

ii. Shall not have an impervious surface for more than one-half of the playground area,

iii. Shall extend at least 60 feet from the wall of the building or to an adjacent property line, whichever is less, or shall be bound on not more than two sides by parking and driving areas, and

iv. Shall be a minimum size of 2,000 sq. ft., or in the alternative 75 sq. ft. per child at licensed capacity, whichever is the greater figure.

c. All state laws and statutes governing such use are strictly adhered to and all required operating permits are secured.

(14) Outdoor seating accessory to a restaurant subject to the following standards:

a. The seating shall be located on private property.

b. The seating shall be of good patio or café type furniture that enhances the appearance of the business.

c. The outdoor seating area shall be defined with the use of landscaping, temporary fencing or other means that contains the tables and chairs for the use as demonstrated on a site plan and approved by city staff.

d. No alcoholic beverages or food shall be served to persons outside of the designated outdoor seating area. Signage shall be posted that restricts consumption on alcohol outside of the designated outdoor seating area as approved by staff.

e. Patrons shall access the outdoor seating area through the main entrance or host station and shall be seating by a staff person.

f. Seating shall be located so as not to compromise safety. Seating shall not obstruct the entrance or any required exits or be located on landscaping or parking areas. If located on private sidewalks or walkways, it shall be located so as to leave a minimum of a four foot (4') wide passageway for pedestrians.

g. No additional parking is required for thirty (30) seats or less. If public parking is available either in a ramp or adjacent on street, then no additional parking is required. Any additional seating over thirty (30) seats shall provide required parking based on one space per three (3) seats. Shared parking will be considered and may be approved by city staff.

h. All exterior sound equipment shall be shut off at ten o'clock (10:00) P.M.

i. Lighting shall be permitted provided it only illuminates the designated area. Lighting cannot shine or cause a glare upon other public or private property outside the designated area.

(c) *Conditional uses.* Requires a conditional use permit based upon procedures set forth in and regulated by Section 117.51 (conditional use permits) of this chapter.

(1) Commercial carwashes (drive through and mechanical) subject to the following standards:

a. Car wash stacking spaces shall accommodate a minimum of three waiting vehicles.

b. No more than one car wash shall be permitted.

c. The architectural appearance and functional plan of the building and site shall be consistent with the existing buildings and are to avoid impairment in property values and blight within a reasonable distance of the site.

d. All lighting shall be in compliance with –add reference to lighting section.

e. When abutting a residential district the property shall be fully screened.

f. The entire area shall have a drainage system which is subject to the City Engineer.

g. Car wash facility shall have direct access to a major thoroughfare via driveway or frontage road.

h. All sounds produced by the car wash operation shall not be audible to adjoining residential properties.

(2) Motor fuel station, truck stop subject to the following standards:

a. Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on site. Fuel pumps shall be installed on pump islands.

b. The total height of any overhead canopy or weather protection shall not exceed twenty feet (20') in height.

c. No sales or rental of motor vehicles or trailers or campers shall be permitted.

d. All goods for sale by a motor fuel station convenience store other than petroleum based products required for the operation and maintenance of motor vehicles shall be displayed within the principal motor fuel station structure.

e. Each motor fuel station shall be compatible with the area in which it is located.

f. A minimum ten foot (10') landscaped yard shall be planted and maintained behind the property line along all public streets. A landscaped yard not less than five feet (5') wide shall be maintained along exterior property lines.

g. Motor fuel dispensers shall be located at least thirty feet (30') from a property line, and one hundred feet (100') from any Residential District property lines.

f. All canopy lighting for motor fuel station pump islands shall be recessed or fully shielded. Illumination levels for pump islands shall comply with the lighting standards of Section ---.

g. Litter Control. The operation shall be responsible for litter control within three hundred (300) feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.

h. The hours of operation shall be limited to 7:00 a.m. and 10:00 p.m. for motor fuel stations located in the B-2 district unless extended by the City Council as part of the Conditional Use Permit.

- (3) Motor vehicle repair (minor) subject to the following standards:
- a. The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.
 - b. Repair of all vehicles shall occur within an enclosed building. Temporary outdoor vehicle storage may be allowed in outdoor storage areas that is not larger than twenty five (25) percent of the buildable lot area, is located behind the front building line and is 100% screened.
 - c. Vehicles not being repaired but uses as a source of parts shall be prohibited unless fully enclosed within the building.
 - d. Vehicles that are repaired and are awaiting removal shall not be stored or parked for more than 30 consecutive days.
- (4) Outdoor commercial recreation subject to the following standards:
- a. When abutting a residential use, shall be eighty percent (80%) screened, at a minimum of six feet (6') in height, at time of installation, from abutting residential property lines, by means of a combination of fencing, landscaping, berming, and building placement.
 - b. Adequate measures to contain the proposed activity on the site shall be provided.
 - c. Others
- (5) Motor vehicle, implement, and recreation equipment sales and service. Open Sales Lots (motor vehicles sales, recreational vehicle sales lot)
- a. Shall have permanent structure on parcel.
 - b. Headlights shall be one hundred percent (100%) screened from adjacent property lines.
 - c. Parking lot landscaping shall comply with Section 117-356.
 - d. Shall be one hundred percent (100%) screened, at a minimum of six feet (6') in height, at time of installation, from abutting residential property lines, by means of a combination of fencing, landscaping, berming, and building placement.
 - e. Open rental and sales lots shall only be considered for vehicles of a noncommercial nature.
 - f. No car auctions shall be permitted on site.
 - g. No outdoor speaker systems shall be permitted.

- h. All parking spaces in excess of minimum required, including sale display and sales storage areas shall be pervious pavement if soils permit based on City Engineer review.
 - i. All lighting shall comply with the requirements in Section 117.144A 12.
 - j. Delivery and loading hours shall be limited to 7:00 a.m. to 10:00 p.m. for all open storage lots abutting a residential property line. Delivery trucks shall not be left idling for long periods of time.
 - k. Open service, sales, display or rental areas shall not encroach on the required off street parking, loading area or traffic maneuvering area required by this chapter.
- (6) Open Storage lot subject to the following standards:
- a. Shall have permanent structure on the parcel.
 - b. Shall be one hundred percent (100%) screened, at a minimum of six feet (6') in height, at time of installation from street level view around the perimeter of the open storage area by means of a combination of fencing, landscaping, berming, and building placement.
 - c. Applicant shall submit site plans and sections illustrating sightlines from grade level view of properties and public view through the conditional use permit process.
 - d. All lighting shall comply with the requirements in this section.
 - e. Fifty percent (50%) of the open storage area shall consist of pervious pavement, if soils permit as approved by the City Engineer.
 - f. All non-storage parking area shall comply with the parking lot landscape requirements in Section 117.356.
 - g. Delivery and loading hours shall be limited to 7:00 a.m. to 10:00 p.m. for all open storage lots abutting a residential property line. Delivery trucks shall not be left idling for long periods of time.
- (7) Oversizing of signs.
- (8) Places of Assembly subject to the following standards
- a. The space for such activities is shared with another use allowed within this district or occupies no more than twenty (20) percent of a multi-tenant shopping center.

- b. Sufficient parking is available to meet the requires of Section 117-356.
- (9) Expansion or enlargement of lawful nonconforming uses as regulated by Section.
- (10) Cell towers as regulated by Section 117-428.
- (11) Micro-scale WECS as regulated by Section 117-430
- (12) Medium-scale WECS as regulated by Section 117-430.
- (13) Mini Storage Facilities subject to the following standards:
- a. All loading and service areas should be one hundred percent (100%) screened, at a minimum of six feet (6') in height, from public view. Whenever such developments abut residential districts, their interior road patterns shall be arranged in such as way as to route traffic away from residential districts.
- b. All dock, service and other business doors of the storage facility shall be kept closed during all hours of business operations.
- (14) Places of public assembly provided that:
- a. The space for such activities is shared with another use allowed within this district or occupies no more than twenty (20) percent of a multi-tenant shopping center.
- b. Sufficient parking is available to meet the requires of Section 117-356.
- (d) Interim Uses.
- (1) Farmers market subject to the following standards:
- a. No portion of the use or event shall take place within one hundred feet (100'), as measured in a straight line from the closest point of the property line of the property upon which the farmers' market is located, to the property line of any R-1 zoned property with residential buildings.
- b. A farmer's market shall be conducted only within a parking lot that has a minimum of one hundred (100) off street parking spaces.
- c. Parking and display areas associated with the sale shall not distract or interfere with existing business operations or traffic circulation patterns.
- d. Display areas and parking spaces shall use those parking lot spaces that are in excess of the minimum required parking for the primary use of that property.

e. A farmers' market shall provide one and one-half (1^{1/2}) parking stalls per producer and one and one-half (1^{1/2}) customer parking stalls per producer.

f. Sales merchandise trailers, temporary stands, etc., shall be located on an asphalt or concrete surface.

g. The owner/operator shall have the written permission of the current property owner to locate on a specific site.

h. No uses or displays shall be permitted in required green areas, parking setback areas, or any right of way or other public property.

i. Signage shall be limited to one sign not to exceed thirty two (32) square feet. The sign may be a banner, shall have a professional appearance, and shall be mounted or erected in an appropriate location. The sign may be illuminated, but must comply with all requirements of Sec.117.463 of this title.

j. All producer merchandise shall be unloaded prior to the opening of the market and confined to the off street parking lot area. No on street parking or unloading shall be allowed.

k. No public address system or speakers shall be used.

l. The site shall be kept in a neat and orderly fashion, free from litter, refuse, debris, junk, or other waste, which results in offensive odors or unsightly conditions.

m. Display of items shall be arranged in as compact a manner as reasonably practicable with particular reference to vehicle and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

n. All products, materials, quantities to be sold or displayed, and the dates, times, and duration of the market must be approved by the city council.

o. If the farmers' market is operated by a person other than the property owner, the property owner must notify the city of the full name, address, date of birth and telephone number of the operator in writing. The property owner is responsible for the actions of the operator and for compliance with the conditions of this Section.

(2) Schools, Public and Private

(3) Other uses as approved by the City Council

(de) Accessory uses. The following are accessory uses, subject to standards established in subsection (e) of this section and performance standards established in article II, division 6 of this chapter:

- (1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 30 percent of the gross floor space of the principal use unless otherwise approved by the city council.
- ~~(2) Open and outdoor areas for display of goods for sale and rental.~~
- (2) Off-street parking including semi-trailer trucks, 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) Temporary seasonal sales subject to the following standards:
 - a. Permit Required: No person shall conduct temporary/seasonal outdoor sales, without first having received a permit as provided in this section.
 - b. Permit Application: The application for a permit shall include a site plan, a list of materials to be sold or displayed, and the duration of the sale.
 - c. Permit Types: A new permit shall be required for all sales located on sites where a permit has not been issued during the preceding twelve (12) month period, and for all sales that include a different site plan, list of materials to be sold, or size and/or location of the sales area from the most recently approved permit. A renewal permit shall be required for a sale that is substantially similar to the most recently approved sale at the site, provided that the most recently approved permit was issued during the preceding twelve (12) month period.
 - d. Permit Fee: The applicant shall pay the new or renewal permit fee as established annually by the city council. The fee for new and renewal permits shall also include the cost of a sign permit. The permit fee shall be paid in full with the application.
 - e. Duration: Permits issued under this section shall be for a period not to exceed ninety (90) days. No more than two (2) permits shall be issued to the same applicant or property in any calendar year.
 - f. Exemptions:
 1. This section shall not apply to schools, academies, universities, libraries, churches, hospitals or similar institutions when the sale is conducted on their own property.

g. Permit Applicant: The applicant for the permit shall be the owner of the property. If the sale is operated by a person other than the property owner, the owner must notify the city of the operator. The property owner is responsible for the actions of the operator and the conditions of the permit.

h. Performance Standards: A new or renewal permit shall be issued by the city provided the applicant demonstrates that the following performance standards will be met:

1. Off street parking and loading areas are provided where required.
2. No public address system shall be used.
3. The number, area, bulk, height, location, frequency, and duration of such uses is controlled. The site shall be kept in a neat and orderly fashion, free from litter, refuse, debris, junk, or other waste which results in offensive odors or unsightly conditions.
4. Display of items shall be arranged in as compact a manner as reasonably practicable with particular reference to vehicle and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other catastrophe.
5. No uses or displays shall be permitted in required parking areas, required green areas, parking setback areas, or any right of way or other public property.
6. Signage shall be limited to one sign not to exceed thirty two (32) square feet. The sign may be a banner, shall have a professional appearance, and shall be mounted or erected in an appropriate location. This limitation applies to all signs associated with the sale, including those affixed to vehicles. The sign may be illuminated but must comply with all requirements of Section 117.463
7. All lighting shall comply with the lighting standards of the Section.
8. The sale and associated parking shall not obstruct parking spaces needed by any permanent business established on the site except that when a sale is held only during the time when all permanent businesses on the site are closed, parking spaces may be obstructed.
9. No portion of the use or event shall take place within one hundred feet (100') of any residential buildings.

i. Denial Of Renewal Permit: No renewal permit shall be issued if the operator failed to comply with any performance standards during the term of a

previously issued new or renewal permit, except upon the approval of the planning commission.

j. Denial For Noncompliance: If the city staff denies a permit, it shall notify the applicant in writing, stating the ways in which the proposed use does not comply with the standards required by this title.

k. Permittee: A temporary/seasonal outdoor sales permit shall be issued for a particular use and to the property owner making application for such permit. Such permit shall not be transferred or assigned for use by another without the written consent of the city. However, such consent by the city shall not be unreasonably withheld.

l. Revocation: Failure to comply with any performance standard or any other violation of this title shall be a misdemeanor and shall also constitute sufficient cause for the termination of the permit by the city council following a public hearing.

~~(6) Motor vehicle implement and recreational indoor storage when accessory to sales and service.~~

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

(1) Bulk standards

Standard	Requirement
Minimum lot area	½ acre
Minimum lot width	100 feet
Minimum lot depth	150 feet
Maximum building height	35 feet
Maximum structure area	35% of lot area
Minimum building setbacks	
Front yard	35 feet
Side yard	10 feet
Side yard on corner lot	20 feet
Rear yard	35 feet
Major and minor arterials and county and state roadways	60 feet from centerline of road right-of-way plus the local applicable setback
Parking and pavement (includes maneuvering	20 feet

areas) setback from street right-of-way	
Public/private service roads	25 feet
Setbacks from residential districts:	35 feet
Structure setback	
Off-street parking, driveways and outside sales and display areas	
Fuel pumps	

~~(2) All exterior wall finishes on any building shall be:~~

- ~~—— a. Face brick;~~
- ~~—— b. Stucco;~~
- ~~—— c. Glass;~~
- ~~—— d. Wood;~~
- ~~—— e. Natural stone;~~
- ~~—— f. Specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture;~~
- ~~—— g. Other material as may be approved by the city.~~

~~Combinations of such materials shall be permitted.~~

~~(32) Vehicular access points shall be limited, shall create a minimum of conflict with through traffic movements, and shall be subject to the approval of the city engineer.~~

~~(43) The entire site shall have a drainage system which is subject to the approval of the city engineer.~~

(54) All signing and information or visual communication devices shall be in compliance with the applicable provisions of this Code.

(65) All magazing or stacking space for vehicles shall be off-street and shall be constructed to a size that will accommodate that number of vehicles which can be serviced during a maximum 30 minute period and shall be subject to the approval of the city engineer.

(76) Parking or car magazine storage space shall be screened from view of abutting residential districts.

(87) Provisions are made to control and reduce noise.

(98) A concrete curb not less than six inches above grade shall separate the public sidewalk from motor vehicle service areas.

(9) A concrete curb not less than six inches above grade shall separate the public sidewalk from motor vehicle service areas.

~~(10) Motor fuel activities shall be installed in accordance with state and city standards, regardless of whether the dispensing, sale or offering for sale of motor fuels and/or oil is incidental to the conduct of the use or business. Additionally, adequate space shall be provided to access gas pumps and allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands with protective canopies. Canopies shall maintain a 20-foot setback from property lines as measured from the edge of the canopy.~~

(10) There shall be no off-street parking or outside sales and display areas within 20 feet of any street right-of-way.

~~(12) Open and outdoor storage areas and/or open and outdoor service, sales, display or rental areas shall not encroach on the required off street parking, loading area or traffic maneuvering area required by this chapter.~~

~~(13) Off street parking areas, driveways, traffic maneuvering areas, open and outdoor storage areas, open and outdoor service, sales, display or rental areas shall be surfaced with concrete or blacktop and finished with continuous concrete curbing as recommended by the city engineer and reflected on an approved site plan. Any site proposing to install any of the above named site improvements is subject to the site plan review process established in section 117-52.~~

(14) Open and outdoor service, sales, display or rental shall be fenced or screened from view of abutting residential districts. All conditions pertaining to a specific site are subject to change when the council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying the conditions.

~~(11) Lighting. Any lighting used to illuminate an off street parking area, sign or structure shall be arranged to deflect light away from an adjoining residential district or public street.~~

~~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.~~

(11) Landscaping and buffering

a. Site Landscaping.

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.

Business Districts

Deciduous/coniferous trees

1 per 50 lineal feet of site perimeter, or 1 tree per 1,000 square feet of building footprint, whichever is greater. For expansions to buildings, 1 additional tree is required for each 1,000 square feet of additional building footprint area.

Shrubs

1 per 30 feet of site perimeter or 1 per 300 square feet of building footprint area, whichever is greater.

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

Landscape Material

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 four 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.~~ e. Bufferyards. Bufferyards are 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.

1. Bufferyards are 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.

Proposed Development	Existing Adjacent Development		
	R-1	R-2	R-3
B-1 Bufferyard width	40 ft.	30 ft.	20 ft.
% increase in plantings required	25%	20%	20%
B-2 Bufferyard width	50 ft.	40 ft.	30 ft.
% increase in plantings required	30%	25%	20%

2. As an alternative method for screening, fences that are 100 percent opaque may be used to mitigate the impacts of businesses that are adjacent to residential areas. Fences shall be subject to the provisions found in all applicable ordinances. When a fence is used for screening purposes, the bufferyard planting requirements may be reduced by ten percent from the stated minimum requirement.

- (13) ~~Off-street loading. All off-street loading dock/berth areas shall be a minimum of 50 feet in length and there shall be at least one dock/berth for the first 10,000 square feet of floor area and one additional berth/dock for each additional 25,000 square feet of floor area.~~

ORDINANCE #2012-

AN ORDINANCE AMENDING CHAPTER 117 THE RAMSEY CITY
CODE PERTAINING TO OFF-STREET PARKING AND LOADING
REQUIREMENTS

Underlined text shows additions

~~Strikeout text shows deletions~~

THE CITY OF RAMSEY DOES ORDAIN:

Section 1. Section 117-355 of the Ramsey City Code is amended is amended to read as follows:

Sec. 117-355. Residential development off-street parking.

(a) In any residential district, inside parking of licensed and/or unlicensed motor vehicles and equipment, commercial or private, shall be permitted. Off-street parking spaces are required for residential uses:

Use	Parking Spaces Required
<u>Residential Uses</u>	
<u>Assisted Living</u>	.5 spaces for each unit
<u>Nursing Home</u>	<u>1 space per 6 patient beds, plus one space per employee on the largest work shift.</u>
<u>Daycare facilities (residential district)</u>	<u>No additional spaces required if located in a single dwelling or one unit in a multiple dwelling structure</u>
<u>Dwellings, detached townhouses</u>	<u>2 spaces per unit one of which must be within a primary garage.</u>
<u>Dwellings, single-family detached and two-family attached and residential facilities (licensed for 6 or fewer persons)</u>	<u>2 spaces per unit one of which must be within a primary garage.</u>
<u>Dwellings, townhouses and multiple dwelling structures</u>	<u>2 spaces per unit (one of which must be within a garage), plus 0.5 spaces for each unit for guest parking.</u>
<u>Dwellings, Senior Independent Living</u>	<u>1 space per unit, plus 0.5 space for each unit for guest parking and an addition .5 spaces for demonstrated parking to be paved in the event the development is converted to regular occupancy.</u>
<u>Mobile home parks</u>	<u>2 space per unit, plus 3 per each 6 units as guest</u>

	<u>parking.</u>
<u>Model houses/temporary real estate offices in residential units</u>	<u>4 temporary spaces per dwelling or office</u>
<u>Offices related to leasing, renting and maintenance of multiple family or attached dwellings</u>	<u>1 space for each employee on the largest shift, plus two visitor spaces or one space for each 100 square feet, whichever is greater.</u>
<u>Residential facilities (Licensed for over 6 persons)</u>	<u>1 space for each staff person on the largest shift and 0.5 space for each resident of the licensed capacity</u>

Section 2. Section 117-356 of the Ramsey City Code is amended to read as follows:

Sec. 117-356 Commercial and industrial development off-street parking and loading.

(a) *General requirements.*

- (1) Property that constitutes required off-street parking areas may not be separated through sale or other means, from the property containing the principal use for which the parking area is required.
- (2) All off-street parking spaces shall have access off driveways and not directly off the parking public street unless other wise approve by city council.
- (3) Required parking facilities serving two or more uses may be located on the same lot or in the same structure, provided that the total number of parking spaces furnished shall not be less than the sum of separate requirements for each use. The county may approve the joint use of parking facilities by the following uses or activities under the following conditions:
 - a. For the purpose of this section, the following uses are considered as daytime uses: banks, business offices, or wholesale or similar uses.
 - b. The following are to be considered as nighttime or Sunday uses: auditoriums, incidental to a public or parochial school, churches, bowling alleys, dance halls, theatres, retail stores, personal service shops, bars or restaurants.
 - c. A properly drawn legal instrument executed by the parties' concerned for joint use of off-street parking facilities shall be filed with the zoning administrator, which shall run with the land and be recorded with the county recorder's office.

(b) *Off-street parking spaces required.* Off-street parking spaces shall be provided in accordance with the specifications in this Code in any district wherever any new use is established or existing use is enlarged. Screening and landscaping as described in this section may be required where it is necessary to protect the aesthetic characteristics of residential neighborhoods (one space equals 300 square feet). When application of these regulations results in a requirement of a fraction space, any fraction up to and including one-half shall be disregarded. Fractions of over one-half shall count as one additional space.

Use	Parking Spaces Required
<u>Public and Institutional uses</u>	
<u>Athletic Facilities, Amphitheaters, Stadiums</u>	<u>1 space for each 4 seats (one seat equals 22 inches of pew or bench space) of design capacity and/or 10 seats for each field and/or 20 seats for each ball diamond. A percentage of the parking may be provided in grass lots provided those lots are used not more than 5 times per year.</u>
<u>Cemeteries</u>	<u>1 space for each full-time employee</u>
<u>Places of public assembly, clubs, lodges, mortuaries, and banquet, or convention halls</u>	<u>1 space for each 3 seats (one seat equals 22 inches of pew or bench space) based on the design capacity in the main assembly area, plus parking figured separately for additional gymnasiums, banquet rooms, meeting rooms, offices, and other multi-use spaces</u>
<u>Schools-Elementary and Junior High</u>	<u>1 space for each classroom plus 1 for each 100 students of design capacity</u>
<u>Schools-High School, College, Trade, etc.</u>	<u>1 space for each 5 students of design capacity, plus 1 space for every classroom</u>
<u>Business Uses</u>	
<u>Use</u>	<u>Minimum Number of Spaces Required</u>
<u>Boat and other recreational equipment and vehicle sales</u>	<u>4 spaces plus 1 additional space for each 500 square feet of gross floor area over the first 1,000 square feet</u>
<u>Bowling alley</u>	<u>5 spaces per alley, plus additional parking calculated separately for restaurants and other related uses</u>
<u>Clinics-medical, dental, chiropractic, etc.</u>	<u>Three spaces per doctor/dentist</u>
<u>Daycare, preschools, except residential</u>	<u>1 space per employee plus one space per 7</u>

	<u>children of licensed capacity of the facility</u>
<u>Fuel or service stations</u>	<u>4 spaces plus 3 spaces for each enclosed service stall plus parking figured separately for retail or office space.</u>
<u>Golf courses, driving ranges</u>	<u>4 spaces for each green, plus 1 for each employee on the largest shift, plus 2 spaces for each driving tee on a driving range</u>
<u>Hotel, motel</u>	<u>1 space per rental room and one additional for each 4 rental rooms, plus additional parking calculated separately for banquet rooms, meeting rooms, and restaurants</u>
<u>Hospitals</u>	<u>2 spaces for each patient bed</u>
<u>Manufacturing, fabricating or processing of a product or material</u>	<u>1 space for each 1,000 square feet of gross floor area</u>
<u>Movie theaters</u>	<u>1 space for each 4 seats of design capacity</u>
<u>Offices, including government buildings and other profession offices</u>	<u>Minimum of 3 spaces per 1,000 square feet of floor area.</u>
<u>Open sales lots</u>	<u>1 space for each 2,000 square feet of land up to the first 8,000 square feet, plus 1 space for each 4,000 square feet up to a parcel of 24,000 square feet, plus 1 space for each 6,000 square feet over 24,000.</u>
<u>Restaurants, delicatessens, bars, taverns</u>	<u>1 space per 3 patron seats or 1 space per 100 square feet of floor area whichever is greater, plus 1 space per employee on the largest work shift</u>
<u>Restaurants, fast food</u>	<u>1 space per 50 square feet of floor area, plus 1 space per employee on the largest work shift, plus 6 off street stacking spaces per drive-through lane.</u>
<u>Restaurants where no interior serving areas are present, such as a drive-in or take out business</u>	<u>At least 15 spaces for those serving food and refreshments and at least 10 spaces for all others.</u>
<u>Retail or service use, unless otherwise specified</u>	<u>1 space for each 200 square feet of gross floor area. No retail or service use may provide parking in excess of 10 percent above the minimum required parking spaces. Such properties may hold aside additional areas for</u>

	<u>parking which the City Council may approve for conversion if parking spaces are proven to be under provided.</u>
<u>Self-service storage facility</u>	<u>Drive aisles between and around storage buildings must be 30 feet to accommodate through traffic and parking outside individual storage units plus parking figured separately for office and/or on-site security personnel residences, etc</u>
<u>Shopping Centers and Big-Box retailers (over 40,000 sq ft)</u>	<u>Minimum of 4 spaces per 1,000 square feet of floor area.</u>
<u>Showrooms for display or sales including furniture stores, carpet stores, etc.</u>	<u>1 space per 400 square feet for first 25,000 square feet, plus 1 space per 600 square feet thereafter.</u>
<u>Showrooms for sale of automobiles</u>	<u>5 spaces for customer parking for every acre of total site area, plus 5 spaces for customer service parking for every acre of total site area, plus 1 space for each 400 square feet of gross floor area for employees.</u>
<u>Skating rinks (indoor), dance halls, miniature golf, ice arenas (indoor), health and fitness clubs etc.</u>	<u>1 space per 300 square feet of floor area, plus 1 space per employee on the largest work shift.</u>
<u>Warehousing (and storage) in structures < 6,000 sf</u>	<u>1 space for each 600 square feet of gross floor area, with a minimum of 5 spaces</u>
<u>Warehousing (and storage) in structures > 6,000 sf</u>	<u>1 space for each 2,000 square feet of gross floor area, with a minimum of 10 spaces</u>

Parking spaces may be located on a lot other than that containing the principal use only with the approval of the zoning administrator.

~~(c) Parking spaces and drive aisles. Minimum parking space and drive aisle sizes shall be as follows:~~

	Stall-Width	Stall-Depth	Aisle-Width
90-degree	9-feet	18-feet	24-feet
60-degree	9-feet	17-feet	17-feet
45-degree	9-feet	19-feet	11-feet

(c) Off-street parking design requirements

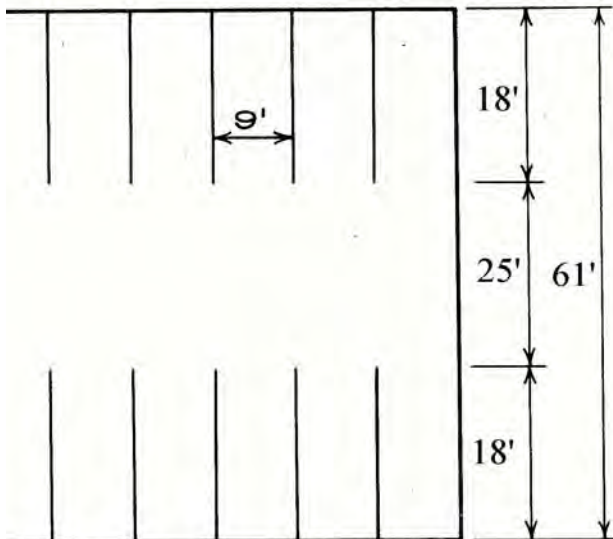
(1) Setbacks. All parking areas created after the effective date of this chapter must be designed and constructed so that no part of any vehicle may ever be nearer than the following:

- (a) Side or rear property line adjacent to a residential use - 35 feet.
- (b) All other interior side or rear property lines - 5 feet, unless shared parking agreement is in place with a cross access easement recorded with the Anoka County Records Office.
- (c) From public rights-of-way - 15 feet.

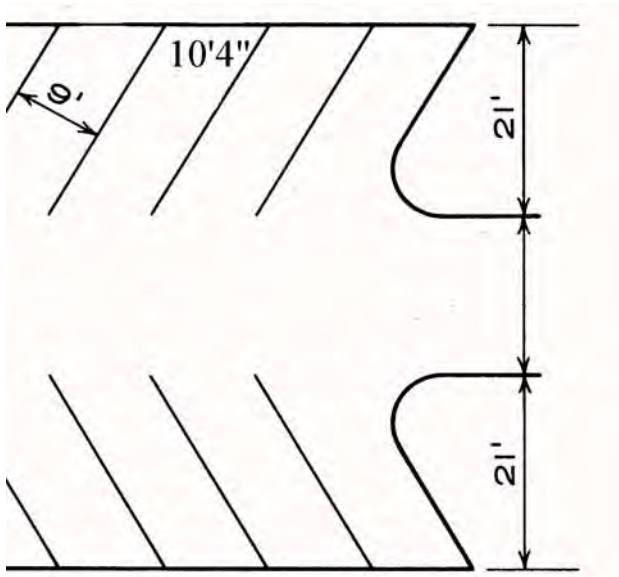
(2) Design requirements. All new construction, expansion or modification of parking areas with more than four parking spaces must comply with the following:

- (a) Each parking space and drive aisle must be unobstructed and must adhere to the design requirements included in the following table:

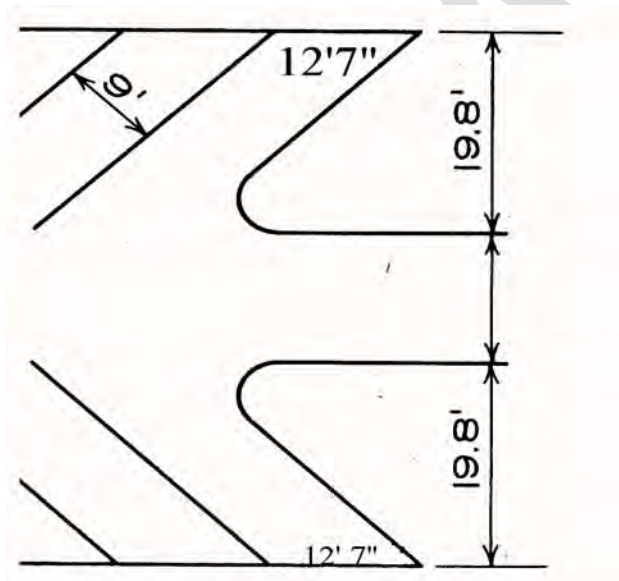
<u>Required Length and Width of Parking Spaces</u>						
<u>Angle of Parking Space</u>	<u>Type</u>	<u>Minimum Width of Space at Curb (Non-Retail Uses)</u>	<u>Minimum Width of Space at Curb (Retail Uses)</u>	<u>Minimum Length of Space from Curb</u>	<u>Minimum Drive Aisle Width (One Way)</u>	<u>Minimum Drive Aisle Width (Two Way)</u>
<u>90 degrees</u>	<u>Standard</u>	<u>9'</u>	<u>10'</u>	<u>18'</u>	<u>20'</u>	<u>25'</u>
	<u>Compact</u>	<u>8'</u>	<u>8'</u>	<u>16'</u>	<u>20'</u>	<u>25'</u>
<u>60 degrees</u>	<u>Standard</u>	<u>10' 4"</u>	<u>11' 6½"</u>	<u>21'</u>	<u>18'</u>	<u>25'</u>
	<u>Compact</u>	<u>8' 6"</u>	<u>8' 6"</u>	<u>17'</u>	<u>18'</u>	<u>25'</u>
<u>45 degrees</u>	<u>Standard</u>	<u>12' 7"</u>	<u>14' 1¾"</u>	<u>19' 8"</u>	<u>15'</u>	<u>25'</u>
	<u>Compact</u>	<u>8' 6"</u>	<u>8' 6"</u>	<u>17'</u>	<u>15'</u>	<u>25'</u>



90 Degrees (Standard)



60 Degrees (Standard)



45 Degrees (Standard)

(b) Parking spaces for the disabled or for specially equipped vehicles for the disabled must comply with the State Building Code requirements and the Americans with Disability Act standards.

(c) Required parking stalls may be designed and provided with electric car plug in devices.

(d) Where parking spaces abut perimeter curbs, the length of the spaces may be shortened to account for the car overhang (no greater than 12 inches). They shall not be shorted adjacent to sidewalks.

(e) All parking spaces must be designated by clearly visible painted lines.

(f) Drive isle width as stated in paragraph (2) (a) shall be approved at the time of site plan review.

(3) *Curbing required.* Paving areas must be separated with curb and gutter from all designated landscaping areas, curb islands, and at ingress-egress locations to the traveled roadway. Curbing must be constructed of poured-in-place concrete equipped with a gutter and must be of a six inch non-surmountable design. Other curb options may be allowed as approved by the city.

(4) *Paving.* Storage areas and access drives for motorized vehicles or motorized recreational vehicles must be paved with a continuous impervious surface, except for properties where gravel driveways existed prior to the adoption of this ordinance

This paving requirement includes the entire parking area including parking stalls, aisles and driveways based on the following requirements:

- All areas shall be surfaced with concrete, bituminous or pavers.
- Pervious paving/paver systems may be used provided appropriate soils and site conditions exist for the pervious systems to function. The city engineer shall make the final determination if soils are conducive for use of pervious paving/paver systems.
 - The use of pervious paving/paver systems is encouraged for pedestrian walkways, parking areas, overflow parking areas, snow storage areas, within raised medians and islands, emergency vehicle lanes and other low traffic areas.
 - The owner shall provide soils information to demonstrate to the satisfaction of the city engineer that appropriate conditions exist for the pervious paving/paver systems to function and the owner shall enter into a maintenance agreement to ensure ongoing maintenance and operation of all pervious paving/paver systems.
 - This requirement also applies to open sales lots, open rental lots, and outdoor storage or display areas.

(a) Alternative surface materials may be consider for the rear yard of properties located in the B-2, B-3, H-1, or Employment Districts through the issuance of an Interim Use Permit.

(5) *Drainage.* Driveways shall not exceed a grade of four percent and all parking lots except those for less than four vehicles shall include a minimum of a one percent

grade. Catch basins, sumps, and underground storm sewers must be installed if required by the City Engineer.

(6) *Traffic regulatory signs.* Stop signs are required at all driveway exits to public streets. Other signs may be required as part of the Site Plan Review process.

(7) *Stacking.* All drive-through service windows must contain room for a minimum stacking of six cars from the serving window and stacking must not extend into drive aisles.

(8) *Demonstrated parking.* The City Council may approve a “proof-of-parking” plan which allows for a portion of the required parking, but demonstrates that the minimum number of required parking spaces can be accommodated on the property and meet setback requirements. The plan must demonstrate that all other applicable ordinances can be met if the full amount of required parking were to be constructed. The area for future parking must be maintained as green space (sodded with grass or natural plant materials). Any changes to use and/or building size could invalidate the approval for “Demonstrated Parking”. Demonstrated parking may reserve the right to require installation of the additional parking spaces.

(9) *Credit for On-Street Parking:* This subsection is intended to reduce the amount of unnecessary parking spaces and to encourage pedestrian activity as an alternative means of transportation. Credit for on street parking shall be allowed only within mixed use developments. Some or all of the off street parking spaces as required in section 3 (b), off-street parking spaces required of this chapter may be met by the provision of on street spaces. Such credit shall require site plan review approval. Requests for on street parking shall meet the following requirements:

(a) All on street parking facilities shall be designed in conformance with the standards established by the City;

(b) Prior to approving any requests for on street parking, the development review team shall determine that the proposed on street parking will not materially adversely impact traffic movements and related public street functions and;

(c) Credit for on street parking shall be limited to the number of spaces provided along the street frontage adjacent to the use.

(10) *Landscaping and screening.*

(a) All landscaped areas, including parking area islands must be equipped with an underground, automatic irrigation system. The irrigation system must include a flow meter, moisture sensing devices and must be calibrated to meet all applicable City Codes.

(b) Interior parking lot area. To break up the appearance of large impervious areas, all parking lots in B, E and OP zoning districts shall be subject to the following design and landscape standards:

1. Parking lot landscaping. All parking lots containing ten (10) parking spaces or more 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:

a. 1 tree per every ten parking spaces.

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

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

d. Landscaped parking lot islands shall be required at the beginning and end of each parking row to break up longer rows. Overstory tree plantings shall be provided with a planting area of 180 square feet. Required trees shall be included in these islands.

Alternative: Fifty (50) percent of required landscaping shall be located within the interior of the parking lot (inside the parking lot setback) within parking lot islands as required in line d. above, while the remaining fifty (50) percent can be provided within the parking lot setback areas.

f. Parking spaces and rows shall be organized to provide consolidated landscaped areas and opportunity for on site stormwater management.

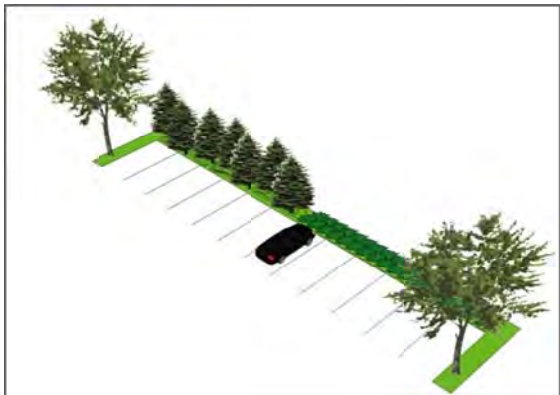
(12) Perimeter Parking Area Landscaping Standards. Where a parking lot of ten (10) parking spaces or more, serving a use abuts a street right-of-way, vacant land, or any other development (except another parking use area), perimeter landscaping strips shall be provided and maintain between the vehicle use areas and the abutting right-of-way or property line in accordance with the following standards:

(a) Location.

(1) Perimeter landscaping shall be located on the same land where the parking use area is located. *Alternative*-within parking lot setbacks

(2) Perimeter landscaping may not be placed within future street rights-of-way as identified on the City's transportation plans.

- (b) Minimum Width. When the parking use area is located within 50 feet of a street right-of-way, the perimeter landscaping shall be located within a planting strip at least six feet wide. In all other instances, the strip shall be the minimum width necessary to assure required landscaping is not damaged by vehicle or other on-site activity. In no instance shall the strip be less than three feet wide.



(c) Landscaping. Perimeter landscaping requirements are based on the following:

- Wherever a B or E district is abutting a non-residential district or use the landscape screening shall consist of a minimum of three feet in height as measured from the top of the adjacent parking area surface or;
- Wherever a B or E district is abutting a residential district or use the landscape screening shall consist of a minimum of 6 (six) feet in height and 80% (eighty percent) opaque.
- Alternative- we could reduce the parking lot setback to provide additional parking lot area while allowing perimeter landscaping in the setbacks.

(13) Pedestrian circulation: All parking lots in Business, Employment/Office Park, Multiple Family and non-residential uses in residential zoning districts shall be subject to the following standards to provide a safe pedestrian environment:

- (a) Parking areas shall include a direct and continuous pedestrian network within and adjacent to parking lots to connect building entrances, parking spaces, public sidewalks, transit stops, and other pedestrian destinations.
- (b) At least one pedestrian route shall be provided between the main building entrance and the public sidewalk that is uninterrupted by surface parking and driveways. Pedestrian routes may include the following:
- Raised sidewalk
 - Colored pavement identifying a walkway
 - Other designed approved during the site plan review process.
- (c) In larger parking lots or where parking lots serve more than one building or destination, designated pedestrian pathways for safe travel through the parking lot shall be provided.
- (d) All pedestrian routes within a parking lot shall include a clear division from vehicular areas, with a change in grade, soft landscaping, or a change in surface materials.

- (e) Where pedestrian routes cross street access driveways and other major drive aisles, crossings shall be clearly marked and sight distance for both pedestrian and vehicles shall be unobstructed.

(14) Parking of motorized vehicles outside of driveway locations is only allowed on areas paved with a continuous impervious surface, or approved pervious surface, or on legal non-conforming parking areas.

(15) Cart Storage. Any retail commercial uses using carts shall provide ample space for the storage of customer service carts within off-street parking areas (unless all carts are stored and returned at the building entry. The need and specific amount of required cart storage space shall be determined as part of site plan review. When required, cart storage areas shall not occupy required off-street parking space, shall be clearly delineated, and include facilities for cart confinement.

(16) Minimum Parking Requirement Alternative: Because the purposes and intent of this title includes the lessening of congestion on the streets and roads, and reducing the amount of parking, specific standards and regulations are outlined which are intended to provide an option to reduce the total parking provided on site. A site plan review memo shall be provided detailing how alternative parking is provided within the requirements of this section. These standards apply to all new construction or major redevelopment or expansion in Business, Employment, non-residential uses in any Residential District, and Mixed Use developments.

Requirement of all new construction in districts listed above In any Business, Employment or non-residential use in any Residential District that proposes parking in excess of the minimum requirements, or a reduction to the minimum requirements, as listed in Sec. 117-355 and Sec. 117-356 shall provide alternative parking utilizing at least two of the following parking management strategies:

- (a) Bicycle Parking Requirements: Encouraging the use of bicycles is an important nonmotorized transportation alternative and can serve as an alternative to minimum parking standards.

(1) Required Bicycle Parking Spaces: The minimum number of bicycle parking spaces provided for any use shall be five percent (5%) of the vehicular parking spaces required for such use.

(2) Design Standards For Bicycle Parking Spaces: Bicycle parking spaces shall be:

- (a) Located on the same lot as the principal use;
- (b) Located to prevent damage to bicycles by cars;
- (c) In a convenient, highly visible, active, well lighted area;

- (d) Located so as not to interfere with pedestrian movements;
- (e) As near the principal entrance of the building as practical;
- (f) Located to provide safe access from the spaces to the right of way or bicycle lane;
- (g) Consistent with the surroundings in color and design and incorporated, whenever possible, into buildings or street furniture design;
- (h) Designed to avoid damage to the bicycles;
- (i) Anchored to resist rust or corrosion, or removal by vandalism;

(a) Compact parking stalls. Parking areas including 30 spaces or more, shall include 25% of total spaces required, stripped and signed as compact stalls.

(a) Motorcycle/scooter parking. Two motorcycle/scooter parking spaces may be provided in lieu of one required automobile parking space. The maximum automobile parking space reduction under this provision shall be calculated at a 1:30 ratio (For every 30 required automobile parking spaces, one automobile space may be waived). Parking areas under 30 spaces may reduce the parking requirement by a maximum of one automobile parking space. Motorcycle parking must be properly labeled with signs and surfaced with concrete. The minimum stall size for one motorcycle shall be four-foot in width by seven foot in depth.

(b) Car Pool Parking Incentives: The following regulations are intended to encourage the use of car pooling to increase vehicle occupancy and reduce traffic volumes and congestion:

(1) Applicability: The regulations of this subsection shall apply to all nonresidential buildings or uses constructed after adoption of this title, that employ one hundred (100) or more people.

(2) Reserved Parking Spaces: Uses that encourage a car pool program among employers are allowed to designate required parking as reserved car pool parking. No more than ten percent (10%) of the total number of employee parking spaces for vehicles participating in a car pool program can be designated. Car pool parking spaces shall be located to provide superior convenience.

(3) Submission Of Car Pool Parking Plan: Each use meeting the objectives of this subsection shall submit a plan of the employee parking spaces reserved for car pooling to the development review team for review and approval. The plan shall:

- (a) Specify the total number of employee parking spaces provided;

(b) Indicate the number and location of parking spaces reserved for car pooling; and

(c) Include a copy of the car pool program which identifies the individuals participating in the car pool program.

(4) Delineation Of Car Pool Parking Spaces: Car pool parking spaces shall be marked by sign or marking on the pavement to identify that the use of the spaces is reserved for the car pool program.

(5) The maximum automobile parking space reduction under this provision shall be calculated at (a ten (10) % reduction) in overall parking required.

(c) Shared parking. Parking areas may be shared by uses on separate lots within 500 feet of the entrance to the use it will serve provided that the following is met

(1) Certain uses that have their highest peak demand for parking at substantially different times of the day or week can consider a plan to provide required parking by sharing parking with adjacent uses based on the following criteria:

(a) Of up to fifty (50) percent of the parking facilities required for a theatre, bowling alley, dance hall, bar, or restaurant may be supplied by the off-street parking facilities provided by types of uses specified as a primarily daytime use in subparagraph (d) below.

(b) Of up to fifty (50) percent of the off-street parking facilities required for any use specified under (d) below as primary daytime uses may be supplied by the parking facilities provided by the following nighttime or Sunday uses:
Auditoriums incidental to a public or parochial school, places of assembly, bowling alleys, dance halls, theatres, bars, or restaurants.

(c) Of up to fifty (50) percent of the parking facilities required by item b above for a place of public assembly or for an auditorium incidental to a public or parochial school may be supplied by off-street parking facilities provided by uses specified under (d) below as primarily daytime uses.

(d) For the purpose of this section, the following uses are considered as primarily daytime uses: Banks, business offices, retail stores/shopping centers, personal service shops, household equipment or furniture shops, clothing or shoe repair or service shops, manufacturing, wholesale, and similar uses.

(2) The parking area must have a pedestrian connection, which includes a trail or walkway, paved with a continuous impervious surface that connects to all users of the shared parking.

(3) The parking plan for the area must demonstrate that all other applicable ordinances can be met.

(4) Any adjacent properties with approved shared parking agreements must have vehicle access between them.

(5) The agreement between all affected property owners may be approved as to content by the City Attorney and may define responsibilities for maintenance. Where shared use of parking exists within the same site or across sites, a properly drawn legal instrument, drafted and executed by the parties concerned, must be filed as a deed restriction on both properties with the records for both properties in the Registrar of Titles' or Recorder's Office of Anoka County with proof thereof presented to the Issuing Authority. The intent in either case is that the agreement will be in the public record in perpetuity, and not altered unless approved by the City Issuing Authority.

(6) Revocation. Failure to comply with the shared parking provisions of this Section constitutes a violation of this Code. A shared parking agreement may be revoked by the parties to the agreement only if off-street parking is provided as otherwise set forth in Section b of this Code, or if an alternative shared parking plan is approved by the City.

Section 3. Section 117-357 of the Ramsey City Code is amended to read as follows:

Sec. 117-357 Off-street loading

~~(1) One off-street loading berth/dock shall be provided for every business and industrial use.~~

(1) All off-street loading dock/berth areas shall be a minimum of 50 feet in length and there shall be at least one dock/berth for the first 10,000 square feet of floor area and one additional berth/dock for each additional 25,000 square feet of floor area.

(2) All external loading and service areas must be completely screened from ground level view from contiguous residential properties and adjacent streets, except at access points. Whenever a Business or Employment District abuts a residential district, there shall be no loading dock on any building elevation that is either directly facing or oriented towards a single family residence.

Sec: 117- Landscaping and buffering

(A) Purpose and Intent. The purpose of this chapter is to clearly express the city's intent for all properties to be landscaped and maintained with great care. Properties shall be landscaped to express sensitivity to environmental conditions as well as the aesthetic needs of the general public. This section applies to all properties located in the B-1, B-2, H-1, E-1, E-2 and E-3 Zoning districts.

1. The requirements of this chapter are intended to guide landscaping within commercial, and industrial zoning districts. All plantings installed by property owners in addition to the standards required by this chapter do not need to comply with plant size specifications.

2. All landscaping must be designed to add visual beauty to the property and provide a high level of aesthetic value. The quantity and quality of the design should be compatible with each zoning district and the intended use of the property. Landscaping shall also be consistent with areas which have established unique design concepts, patterns, and any applicable overlay districts.

3. The preservation of desirable vegetation is a goal which should be addressed prior to the vegetation removal for grading, construction and/or expansion of an existing use.

(B) Site landscaping.

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. Credit for preserved trees apply only to those trees that are located within the front and sides of the site, rather than the rear of the site.

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.

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

	footprint area, whichever is greater.
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3. Minimum size of plantings. Landscaping material shall be of the following minimum planting size:

Landscape Material	Size
Deciduous trees	2.5 inches diameter
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

4. Building Perimeter Landscaping: At least fifty percent (50%) of the total building perimeter shall be sodded or landscaped with approved ground cover, shrubbery and trees in an area of no less than six feet (6') in width.

5. 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.

(C) 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~~ four (4) inches of topsoil, as defined in [section 117-1](#), or an approved alternative as referenced in [section 117-348](#).

(D) 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.

(E) Irrigation.

- 1. All landscaping areas required under this section shall include underground irrigation systems.
- 2. Exceptions include natural areas that are left undisturbed.
- 3. All irrigation systems shall include soil moisture and rain sensors to conserve water.

(F) Maintenance: All landscaped areas shall be maintained by the property owner and kept neat, clear and uncluttered, and where landscaping is required as part of city approvals, any plant material which is diseased or dies shall be replaced with like kind of the original size by the property owner. No landscaped area shall be used for the parking of vehicles or for the storage or display of materials, supplies or merchandise, unless specifically approved by the city.

(i) Replacement of landscape materials, plantings and screening shall be consistent with the original landscape/screen design or as approved by the city.

(ii) All repair or replacement shall be done within forty five (45) days of written notification from the city.

(iii) The responsibility for tree and plant growth and maintenance rests upon the property owner.

(G) Bufferyards. This section is intended to be minimum requirements to achieve screening between differing uses with varied intensities and impacts that are not always complementary when adjacent to one another. When a bufferyard is required under this section, the yard space and planting requirements are not to be reduced for other purposes such as future parking and driveways, building expansions, or other activities that are not in keeping with the purposes of buffering and screening.

1. Bufferyards are 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:

Proposed Development	Existing Adjacent Development		
	R-1	R-2	R-3
B-1 District Bufferyard width	40 ft.	30 ft.	20 ft.
% increase in plantings required	25%	20%	20%
B-2 Bufferyard width	50 ft.	40 ft.	30 ft.
% increase in plantings required	30%	25%	20%

Proposed Development	Existing Adjacent Development				
	R-1	R-2	R-3	B-1	B-2
E-1 and E-2 Districts	60 ft.	60 ft.	60 ft.	35 ft.	35 ft.

Bufferyard width	30%	30%	30%	20%	20%
% increase in plantings required					

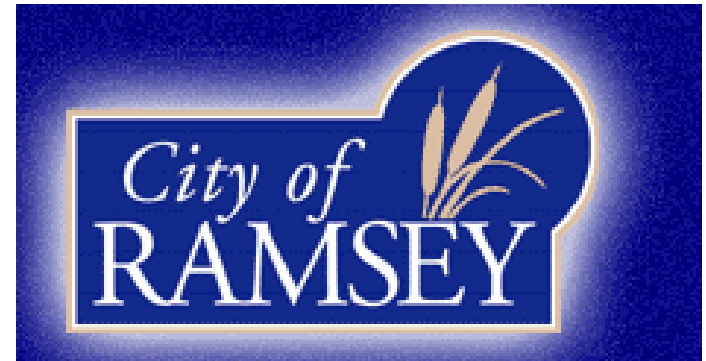
- As an alternative method for screening, fences that are 100 percent opaque may be used to mitigate the impacts of businesses or industrial buildings that are adjacent to residential areas. Fences shall be subject to the provisions found in all applicable ordinances. When a fence is used for screening purposes, the bufferyard planting requirements may be reduced by ~~ten~~fifty percent from the stated minimum requirement.

DRAFT

Zoning Ordinance Update

City of Ramsey City
Council Work Session

Tim Gladhill and Tina
Goodroad



One Team. Infinite Solutions.



Stantec

Zoning Ordinance Update

- Zoning Code updates have been prepared to implement the Comprehensive Plan and to address previously discussed items from site plan reviews and conditions placed on applications.
- Improvements are intended to make the ordinance clear and concise to ensure an applicant understands the expectations and that they are consistently enforced.
- Planning Commission reviewed drafts April 5th.
- Adopted updates will be communicated through handouts that include illustrations to visualize standards.

R-1 Residential

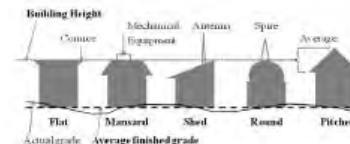
The purpose of the "R-1" district is to provide for single family dwelling units within the 2030 Metropolitan Urban Service Area.

Base density: 3 units per acre/4 units with a Planned Unit Development

Lot Area Minimum: 10,800 square feet

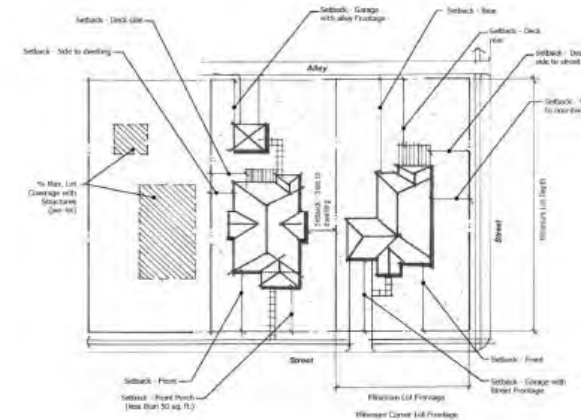
Lot Width Minimum: 80 feet interior/90 feet corner

Building Height Maximum: 35 feet



Insert Development table here:

Customize setback graphic:



Zoning Ordinance Update

- Looking for feedback from City Council as we conclude draft ordinances for upcoming public hearings.
- Policy questions:
 - Consolidating design standards/exterior materials in one location per land use type to avoid duplication.
 - Expanded design elements
 - Moving landscaping requirements related to parking lots to the off-street parking section
 - Expanding list of uses in the off-street parking table
 - Encouraging limitation of parking spaces and decreasing impervious surface
 - Consolidating landscaping requirements in one location per land use type.

Zoning Ordinance Update

- **Special Requirements and Performance Standards in all Employment Districts**
 - Restructured minimum requirements for building and site design into one section for Employment Districts and separate section for Business Districts
 - Provides single location for all building design requirements while providing additional direction on materials and accenting to ensure high quality design.
 - Other additions include screening of mechanical equipment and trash enclosures for improved site design.
 - Expands upon existing permitted building materials and the inclusion of design elements and architectural accenting.
 - More effectively communicates design standards the city is striving towards.



Zoning Ordinance Update

Example text:

- Design Elements: The building design must include architectural interest through the use of a minimum of three (3) of the following elements:
 - a. Accent materials;
 - b. A visually pleasing front entry that, in addition to doors, shall be accented a minimum of one hundred fifty (150) square feet around the door entrance for single occupancy buildings and a minimum of three hundred (300) square feet total for the front of multi-tenant buildings (this area shall be counted as one element);
 - c. Twenty five percent (25%) window coverage on each front that faces a street;
 - d. Contrasting, yet complementary material colors;
 - e. A combination of horizontal and vertical design features;
 - f. Irregular building shapes; or
 - g. Other architectural features in the overall architectural concept.

Zoning Ordinance Update

Special Requirements and Performance Standards in all Employment Districts and Business Districts:

- City Council Direction:
 - Do you support the proposed ordinance section to consolidate building and site design standards for all Employment Districts and the section to consolidate for Business Districts? So you support the inclusion of standards for conditional uses?

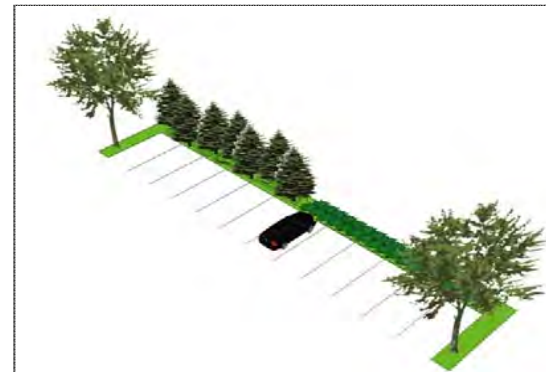
Zoning Ordinance Update

- Prepared a Draft E-3 Employment (Office Park) Zoning District classification to implement the Comprehensive Plan.
- Necessary to implement the Pearson Office Park south of Highway 10 as indicated in the Comprehensive Plan.
- Similar to the existing employment districts but focuses on corporate campuses, warehousing/logistics, and light manufacturing.
- Heavy manufacturing and outside storage are prohibited.
- Provision for full-service restaurants as a conditional use.
- City Council Direction:
 - Do you support the new E-3 District? Are there uses you believe are missing or should not be included in this district?

Zoning Ordinance Update

Off-Street parking

- Expands upon the list of uses to clarify parking requirements.
- Consolidates landscaping standards from individual districts into this section.
- Landscaping improvement provisions in parking lots applies to lots 10 spaces or greater. Total amount of trees required in parking lots can be located within the interior of parking areas at 50% while other 50% is within setbacks.
- Perimeter parking area landscape requirements have been added:
 - Business or employment district abutting a street or similar district to provide landscape screening at a minimum of 3 feet in height
 - Business or employment district abutting a residential district to provide landscape screening of 6 feet in height and 80% opaqueness is required.



Zoning Ordinance Update

Alternatives to reduce impervious surface coverage:

- Alternative 1: To reduce “over parking” of larger sites such as for office buildings and big box retailers staff would like to discuss the use of parking *maximums* for some larger parking lot users to prevent excess parking.
- This option could be a requirement of the ordinance or if an applicant wants to park beyond the minimum, require mitigation features such as additional storm water management techniques within the parking and drive areas.
 - Example: shopping center/big box parking: minimum of 4 per 1,000 with a maximum of 5 per 1,000.

Zoning Ordinance Update

- Alternative 2: In attempt to discourage over parking of sites require that any parking areas over the minimum be required to use a pervious paver system. Any additional parking will actually provide storm water benefits.
- Alternative 3: Require the use of storm water management best practices within parking and drive areas. Would be credit eligible.

Zoning Ordinance Update

Off-Street Parking Ordinance

- City Council Direction:
 - Do you support the parking lot and parking perimeter landscaping requirements?
 - Do you support the minimum parking requirement alternatives for reducing or exceeding parking minimums?
 - Do you support options for “over parking” of larger sites by setting parking maximums.
 - Do you support requiring pervious pavers if a site is over parked?
 - Do you support expanding storm water management practices within parking lot areas?

Zoning Ordinance Update

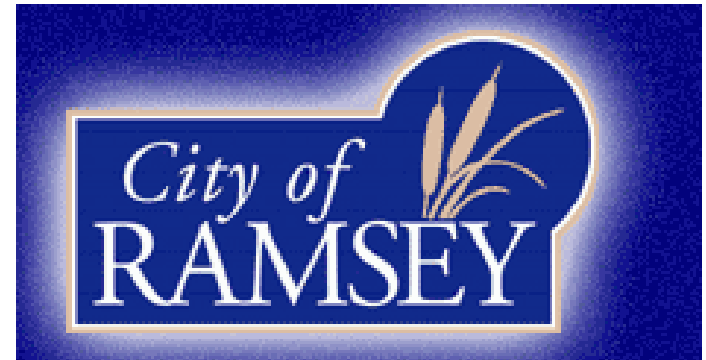
- Consolidate all landscaping requirements into one landscape section.
 - Currently each district includes a landscaping section that is fairly repetitive. We proposed one concise section to apply to all districts.
 - Consolidated draft includes all current landscaping requirements for Business and Employment districts.
 - Expanded upon the maintenance requirements. Currently landscaping planted at a new development is covered for two years but beyond that no replacement language exists if trees are damaged, diseased or die.
 - Proposed maintenance language requires owner to keep landscaping neat, maintained and when part of city approvals, any plant material which dies shall be replaced. This covers the city after the two year threshold.
 - City Council Direction: Do you support the draft consolidated landscaping section?

Discussion and Direction

Zoning Ordinance Update

City of Ramsey Planning
Commission

May 22, 2012



Meeting Date: 07/24/2012

By: Tim Gladhill, Community Development

Title:

Review Draft Resolution Requesting Review of Minnesota Statutes Related to Permitted Residential Uses

Background:

The City Council identified a review of residential uses permitted under Minnesota Statutes as part of the 2012 Strategic Goals. This topic report is intended to provide a general overview of requirements of Minnesota Statutes and protections provided to certain uses. On May 22, 2012, the City Council reviewed the topic in Work Session and directed Staff to prepare a resolution requesting a review of the applicable Statutes by the Minnesota Legislature.

Observations:

Permitted uses within a community are generally governed by the City's zoning ordinance. The City derives its police powers to provide for zoning regulations and enforcement through the State's enabling statute, Chapter 462. Specifically, Minnesota Statute Section 462.357 subd. 6a through subd. 8 provide standards a municipality must adopt as part of its zoning ordinance related to residential surroundings.

Subdivision 6a states that it is the policy of this state that persons with disabilities should not be excluded by municipal zoning ordinances or other land use regulations from the benefits of normal residential surroundings.

Subdivision 7 provides direction of uses that are permitted in single family areas. Said subdivision further states that these provisions do not apply to facilities whose primary purpose is to treat juveniles who have violated criminal statutes relating to sex offenses or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses. Subdivision 7 states that the following shall be considered permitted single-family use:

- A state licensed residential facility or a housing with services establishment registered under chapter 114D serving six (6) or fewer persons.
- A licensed day care facility serving twelve (12) or fewer persons.
- A group family day care facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve fourteen (14) or fewer children.

Subdivision 8 states the following shall be considered permitted multifamily uses:

- A state licensed residential facility serving from seven (7) through sixteen (16) persons.
- A licensed day care facility serving from thirteen (13) through sixteen (16) persons.

Subdivision 8 further states that the City may require a conditional use or special use permit in order to assure proper maintenance and operation of a facility, provided that no conditions shall be imposed on the facility which are more restrictive than those imposed on other conditional uses or special uses of residential property in the same zones, unless the additional conditions are necessary to protect the health and safety of the residents of the residential facility. It appears that this provisions applies specifically to multifamily uses.

A common complaint Staff receives on these uses is a lack of advance notification, even though a license is being issued. Under recent amendments, Anoka County now provides some advance notification of a license about to be issued. Prior to that, the City was always notified once a license was issued. However, the City does not have a policy or ordinance that provides for direct notification to adjacent properties, nor a funding mechanism to provide said notification at this time. Furthermore, the City does not require a City-issued license for these uses.

As with all residential uses, the City has provisions found within City Code aimed at preventing permitted uses

from becoming a nuisance or become inconsistent with the spirit and intent of the underlying zoning district. Most notably, Chapter 30 of City Code is the Public Nuisance chapter and provides a wide base of enforcement capabilities for situations defined as a Public Nuisance. These defined nuisances range from inoperable vehicles to accumulation of garbage and waste.

Chapter 30 mainly deals with outside conditions of a property. In addition, the City has adopted the International Property Maintenance Code that deals with the condition of buildings and structures. This maintenance code provides guidance in enforcing issues with the maintenance of existing structures. Furthermore, the Minnesota State Building Code provides the City an opportunity to review any modifications to the structure to ensure consistency with the underlying zoning district.

In addition, the City's off-street parking ordinance provides a limit on the number of items that are allowed to be stored outside and on a proper surface. This provision is aimed at preventing excessive off-street parking, and has an indirect effect of limiting the number of vehicle trips experienced under certain circumstances.

Also, the City does have a rental licensing program that applies to certain multi family structures, mainly apartment complexes with a common, internal hallway. In instances where problems arise in these settings, the City would have the opportunity to review the license for these facilities. Consistent with City Council direction and the revised Rental Licensing Program, this would not apply to single family and town home structures.

Finally, the City does have non-zoning related ordinances administered and enforced by the Police Department that protect public safety, public health, public peace and order, and public morals.

Per the direction of the City Council at the May 22, 2012 Work Session, a draft resolution has been prepared requesting review by the Minnesota Legislature.

Recommendation:

Provide feedback on the draft Resolution and direct Staff to place on a future agenda for adoption.

Funding Source:

The request is being handled as part of regular Staff duties.

Council Action:

Based on discussion.

Attachments

Proposed Resolution

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	07/18/2012 09:14 AM
Jim Way	Jim Way	07/18/2012 01:35 PM
Bill Goodrich	Bill Goodrich	07/19/2012 10:01 AM
Kurt Ulrich	Kurt Ulrich	07/19/2012 02:04 PM

Form Started By: Tim Gladhill

Started On: 05/25/2012 02:06 PM

Final Approval Date: 07/19/2012

Councilmember

introduced the following resolution and moved for its adoption:

RESOLUTION #12-07-XXX

A RESOLUTION REQUESTING MINNESOTA LEGISLATURE REVIEW OF MINNESOTA STATUTE SECTION 462.357, SUBDIVISION 6a THROUGH SUBDIVISION 8

WHEREAS, Minnesota Statute 462.357 Subd. 6a through Subd. 8 states that persons with disabilities shall not be excluded by zoning ordinances or other land use regulations from the benefits of normal residential surroundings; and

WHEREAS, the City of Ramsey (the “City”) has adopted its ordinances to be consistent with the requirements of Minnesota Statute Chapter 462 and agrees that many of the uses noted in the Statute shall not be prevented from the benefits of normal residential surroundings; and

WHEREAS, the City has noted there are potential adverse secondary effects with permitted residential uses including, but not limited to, additional police calls, public nuisance complaints, off-street parking violations, and maintenance of buildings; and

WHEREAS, the City has adopted ordinances for all residential uses to address issues of public nuisance, off-street parking, and building maintenance, regardless of whether a license is required by Minnesota Statute; and

WHEREAS, the City still experiences complaints from area residents regarding lack of advance notification and issues of public nuisance; and

WHEREAS, the City believes its ability to respond to some of these complaints are hindered by the protections included in Minnesota Statute Chapter 462; and

WHEREAS, the City appreciates recent enhancements by the State of Minnesota and Anoka County in advance notification of license approvals for residential uses requiring license approvals

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) That the City requests that the Minnesota Legislature review and update Minnesota Statute Chapter 462 related to permitted residential uses in residential areas to allow local units of government the ability to better respond to concerns related to permitted residential uses including, but not limited to, addressing excessive police calls, providing for requirements for notification to adjacent residents, and allowing for separation requirements preventing concentrations of uses that have proven adverse secondary effects.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember , upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th day of July, 2012.

Mayor

ATTEST:

City Clerk

CC Work Session

2. 3.

Meeting Date: 07/24/2012

Submitted For: Shane Nelson

By: Len Linton, Engineering/Public Works

Title:

Street Light Installation Contract with Connexus Energy for Sunwood Drive Realignment

Background:

The realignment of Sunwood Drive will require 10 existing light fixtures to be relocated from their existing position to the new along the new alignment. In addition to the 10 relocated fixtures an additional 14 new fixtures are required.

The cost to relocate the existing 10 fixtures and install 14 identical fixtures along with 33 electrical receptacles for boulevard trees and power to the center of the roundabout would be \$103,932. These lights would be 100 Watt and 70 Watt Metal Halide fixtures identical to the 128 fixtures that would remain along the untouched portions of Sunwood Drive.

The cost to relocate the existing 10 poles with LED components and install 14 LED fixtures along with 33 electrical receptacles for boulevard trees and power to the center of the roundabout would be \$111,732. These lights would be 55 Watt fixtures and have a slightly different look than the 128 fixtures that would remain along the untouched portions of Sunwood Drive. Both metal halide and LED have similar "white" light.

The cost to retrofit the remaining 128 street lights to have the LED fixture and would cost between \$700 each for a total of \$89,600.

An analysis of the electrical cost savings versus the additional construction costs shows a significant payback period. The payback period to change to all LED is nearly 30 years. The payback period to install LED on all relocated and new street lights is nearly 13 years.

Recommendation:

Staff recommends installation of metal halide type fixtures identical to the one in place along existing Sunwood Drive. The cost has been budgeted for in the project and consistency of street lights is maintained for both aesthetics and maintenance issues.

Funding Source:

The project has \$112,000 budgeted for street light replacement.

Council Action:

Motion to recommend entering into an agreement with Connexus Energy to relocate 10 existing metal halide fixtures and install 14 additional metal halide fixtures along with 33 duplex receptacles and power to the center of the roundabout in an amount of \$103,932.

Attachments

Lighting Proposal

Form Review

Inbox
Kurt Ulrich

Reviewed By
Kurt Ulrich

Date
07/19/2012 02:29 PM

Form Started By: Len Linton

Started On: 07/19/2012 11:43 AM

Final Approval Date: 07/19/2012



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Ramsey, Minnesota 55303
763-323-2600
Fax: 763-506-9541
1-800-642-1672
www.connexusenergy.com
info@connexusenergy.com

June 11, 2012

Mr. Tim Himmer
City of Ramsey
7550 Sunwood Dr NW
Ramsey MN 55303

Dear Tim,

I have prepared the following proposal for the removal and reinstallation of streetlights in conjunction with the Sunwood Blvd realignment per your request. Connexus Energy will install, retain ownership, and will provide ongoing maintenance of the lights under our monthly Energy and Maintenance rate. The installation costs shown below are a preliminary estimate prior to the final design by Connexus Energy's engineering department.

Please see the attached photometric layout of the design I would recommend for the Sunwood realignment using LED's. This design is based on using 55 Watt LED's instead of the current 100 Watt and 70 Watt Metal halide fixtures.

The following are preliminary estimates prior to final design

- Reinstall the same fixtures on new Sunwood, supplementing as needed.
\$103,932.00 Includes moving 10 light fixtures, 9 concrete bases, and supplementing 14 additional fixtures. Also includes duplex receptacles at 33 tree locations and power to the center of the roundabout.
- Reinstall the poles with LED components, supplementing as needed.
\$111,732.00 Includes moving 10 light fixtures, 9 concrete bases, and supplementing 14 additional LED fixtures and upgrading the lights to be moved to LED. Also includes duplex receptacles at 33 tree locations and power to the center of the roundabout.
- Reinstall the poles with LED components, supplementing as needed and installing LED components on all the existing Sunwood poles.
The cost to upgrade all existing Sunwood Metal halide fixtures would be in the \$700 to \$900 range per fixture.

The monthly Energy and Maintenance rate for the 55 watt LED fixtures is \$7.96 per light per month. The lights will be installed to utility specifications, will be un-metered, and will operate on a dusk-to-dawn schedule. The above installation costs are based upon our best practices. If job site conditions beyond our control prevent normal installation procedures or if winter construction is required, additional charges may be applied.

Please indicate your choice the options above and return a signed copy via, USPS, Fax 763-506-9541, or e-mail: leoo@connexusenergy.com

I hope that this information is satisfactory for you. Do not hesitate to contact me if you have any questions.

Sincerely,

Leo Offerman

Digitally signed by Leo Offerman
DN: cn=Leo Offerman, o=Connexus Energy,
ou=CEM,
email=leoo@connexusenergy.com, c=US
Date: 2012.06.11 11:20:30 -05'00'

Key Account Representative

Accepted by: _____

Date: _____

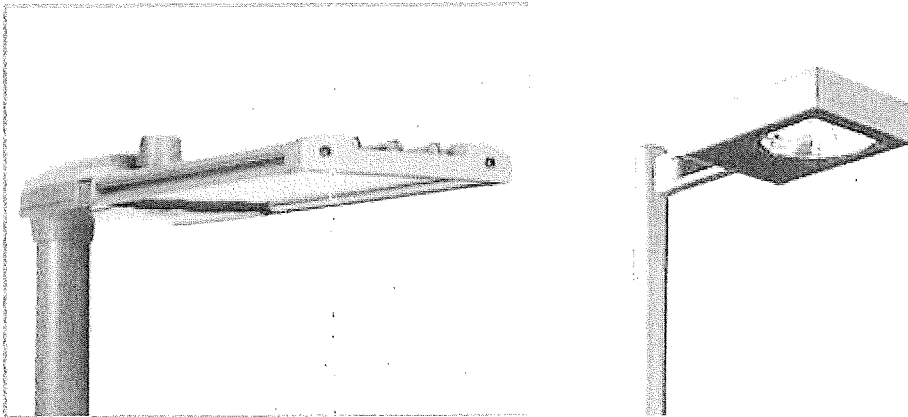
Hakanson Anderson Engineering

From: Leo Offerman <Leo.Offerman@connexusenergy.com>
Sent: Tuesday, July 17, 2012 1:54 PM
To: Hakanson Anderson Engineering
Subject: RE: Sunwood Lights - Ramsey

Below are photos of each light:

LED Roadview

Current Gaskins Metal Halide



The cost to retrofit existing Gaskin's fixtures to Roadview LED's would be \$700 per light. Although the cost of LED's has come down considerably there will need to be a \$125 arm/attachment in order to convert from from the existing horizontal arm to the LED. \$700 includes all material and labor for the conversion.

From: Hakanson Anderson Engineering [<mailto:haengineering@ci.ramsey.mn.us>]
Sent: Tuesday, July 17, 2012 1:22 PM
To: Leo Offerman
Subject: Sunwood Lights - Ramsey

Mr. Offerman,

Shane and I are sharing the Interim City Engineering position in Ramsey for approx. 3 months. My discussions with Shane has led us to a few questions so I can inform the council of preferred action to take on the purchase of street lights for Sunwood.

- 1) Can you provide me with pictures of each of the fixtures the LED and the current Metal Halide so the council can see the difference?
- 2) What is the estimated cost to retro fit each existing light to LED assuming a 128 lights would need to be changed?

Thanks

Ron Wagner
Ramsey Interim City Engineer

	Metal Halide	LED	Construction Cost	Electric Cost/Month	Construction Cost Diff.	Electric Cost/Month Diff.	Months to Payback	Years
Option 1	156	0	\$103,932.00	\$1,522.56	\$0.00	\$0.00	0	0
Option 2	128	28	\$111,732.00	\$1,472.16	\$7,800.00	\$50.40	154.8	12.9
Option 3	0	156	\$201,332.00	\$1,241.76	\$97,400.00	\$280.80	346.9	28.9
Based on todays dollar value for ease of calculation								
Based electrical cost and maintenance cost of \$7.96 per month for LED lighting and \$9.76 for Metal Halide								

CC Work Session

3. 1.

Meeting Date: 07/24/2012

By: Jo Thieling, Administrative Services

Title:

Review Work Session Future Topics

Background:

Attached is a list of future topics for work session discussion as well as a tentative schedule.

Funding Source:

N/A

Council Action:

No formal action necessary.

Attachments

Future Topics/Calendar

Form Review

Inbox

Kurt Ulrich

Form Started By: Jo Thieling

Reviewed By

Kurt Ulrich

Date

07/18/2012 11:05 PM

Started On: 07/12/2012 01:11 PM

Final Approval Date: 07/18/2012

Please Note: This document is a Draft Working Document. Any and/or all items are subject to change. The Schedule listed is Tentative

**Future Topics – Tentative Calendar
2012**

Month	Date	<u>CC Work Session</u> Topics for Discussion
July	31	<ul style="list-style-type: none"> Consider Request for Reimbursement of Costs to Repair Utilities – PSD (Darren)
August		<ul style="list-style-type: none"> 2013 Budget Discussion (DL) Discuss Format of Weekly update (KU/JT) Discuss Alcohol Policy at the Municipal Plaza (KU/JW) Review Findings of Permit Review (siding/windows/roofing) and State Building Code Requirements (TG/LG) Update on Trail Priority Categories and Rank Major/Significant Trail Gaps and projects and Review Funding Sources (MR) Update on Process/Progress of pedestrian Overpass over US 10 (funding/easements, etc.) (MR/Eng) Review Animal Control (e.g. Cat License) (JW) Discuss Facility Use Policy (PB)
		•
Month	Date	<u>HRA</u> Cases for Discussion
July		<ul style="list-style-type: none"> Review COR Dashboard
August		<ul style="list-style-type: none"> Discuss Format and Request authorization for Resident Roundtable Discussions re Concerns of Mature Neighborhoods (maintenance/concerns) (TG) Discuss House Assistance Policy (TG) Review Center Street Project Schedule Review COR Dashboard
Month	Date	<u>FINANCE</u> Cases for Discussion
Month	Date	<u>PERSONNEL</u> Cases for Discussion
Month	Date	<u>PUBLIC WORKS</u> Cases for Discussion
August – <i>meeting is canceled due to Business Apprec Day- these cases will be rescheduled.</i>		<ul style="list-style-type: none"> Review Project Management issues (e.g. 151st & 167th Projects) Review Different Forms of Correspondence to Residents from Project Development through Project Completion (Public Improvements) (Eng) Discuss/Update Highway #47 Alignment through Anoka Study – discuss participation
Month	Date	<u>PARK & REC</u> Cases for Discussion
Month	Date	<u>PLANNING</u> Cases for Discussion
Month	Date	<u>EDA</u> Cases for Discussion

