

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

4 (A) Building Materials and Design: The architectural appearance, including building
5 character, permanence, massing, density and composition, scale, construction materials,
6 and functional plan of all principal buildings shall comply with the Comprehensive Plan.
7 Building materials shall be attractive in appearance, of a durable finish, and be of a
8 quality that is compatible and designed to enhance the lot, the neighborhood and the
9 community. All buildings shall be of good aesthetic and architectural quality to ensure
10 they will maintain and enhance the property values of neighboring properties and not
11 adversely impact the community's public health, safety and general welfare. This section
12 applies to all B-1, B-2 and B-3 zoning districts.
13

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

16 a. Face brick;
17

18 b. Stucco;
19

20 c. Glass;
21

22 d. Wood, provided surfaces are finished for exterior use and wood is of
23 proven exterior durability.
24

25 e. Natural Stone;
26

27 f. Fiber cement vertical panel siding provided that seam lines are
28 architecturally integrated into the building design so that they are not visible.
29 Seam lines can be filled, covered by other accent material or other method thereby
30 making the seam lines invisible.
31

32 g. Architectural concrete and precast panels shall be acceptable as the major
33 exterior wall surface when they are incorporated into an overall design of the
34 building.
35

36 h. Architectural metal may be considered with matte finish and with neutral
37 or earth tone colors;
38

39 i. Color impregnated decorative block shall also be allowed as a major
40 exterior wall material, and shall be required to be sealed;
41

42 j. All materials shall be color impregnated with the exception of allowing
43 architectural concrete precast panel systems and fiber cement siding to be painted.
44 Painting shall not be allowed on color impregnated, major exterior materials.
45

46 k. Other material as may be approved by the city.
47

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

50
51 a. Accent materials;

52
53 b. A visually pleasing front entry that, in addition to doors, shall be accented
54 a minimum of one hundred fifty (150) square feet around the door entrance for
55 single occupancy buildings and a minimum of three hundred (300) square feet
56 total for the front of multi-tenant buildings (this area shall be counted as one
57 element);

58
59 c. Twenty five percent (25%) window coverage on each front that faces a
60 street;

61
62 d. Contrasting, yet complementary material colors;

63
64 e. A combination of horizontal and vertical design features;

65
66 f. Irregular building shapes; or

67
68 g. Other architectural features in the overall architectural concept.

69
70
71 3. Other Design Requirements:

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

73
74 b. Buildings shall provide a base and top to their architecture;

75
76 c. The tops of buildings shall be articulated to minimize “box” like images;

77
78 d. Buildings shall be architecturally unique and shall not be of a corporate
79 architecture (including roof patterns, corporate colors, architectural elements, and
80 similar treatments).

81
82
83 4. Accent Materials: Accent materials shall be wrapped around walls visible from
84 public view. Painting shall not be substituted for visual relief, accenting, or a required
85 element. Use of fiber cement trim, soffit and fascia shall be allowed as accent materials.

86
87 5. Building Height: In order to improve the appearance of uninterrupted facades
88 buildings over 100 feet in length shall be at least one and one-half (1 ½) stores in height
89 for at least thirty (30) percent of their length.

90
91 6. B-1 Neighborhood Business District Design Standards: In addition to the
92 minimum design standards applicable to all commercial districts, Neighborhood Business
93 districts shall also be subject to the following standards to reflect the character of the
94 neighborhood in which they are located.

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

- 100
- 101 i. Articulation of facades into house-size segments
- 102 ii. Residential scale building modules similar to adjacent buildings
- 103 iii. Similar façade proportions to those on neighboring buildings
- 104 iv. Residential scale building components such as porches, patios,
105 decks, columns and balconies
- 106 v. A roof configuration which reflects traditional residential
107 structures and is pitched such as gable, hip, or shed.
- 108 vi. Display windows a minimum of six feet in height shall exist along
109 at least fifty percent of the linear length of the building front.

110

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

117

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

122

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

129

130

131 a. Acceptable Roof-based Mechanical Equipment Screening:
132 i. Parapet walls or other techniques included as an integral part of the
133 building design shall be used to totally screen any roof-based mechanical
134 equipment from public rights-of-way or adjacent lands.

135

136 ii. In cases where roof-based mechanical equipment are too tall to be
137 screened by a parapet wall, or if changes in the surrounding grade make rooftops
138 with parapets visible from public rights-of-way or adjacent lands, a rooftop

139 screening system shall be used for screening (add pictures of acceptable
140 screening).

141
142 10. Ground Mechanical Equipment: Ground mechanical equipment shall be one
143 hundred percent (100%) screened from contiguous properties and adjacent streets by
144 opaque landscaping, or a screen wall shall be provided to be compatible with the
145 architectural treatment of the principal structure.

146
147
148 11. Trash Enclosure Service Structure: All trash, recyclable materials, and trash and
149 recyclable materials handling equipment and compactors shall be stored inside the
150 building or totally screened from public view. All trash enclosure service structures shall
151 be constructed of the same materials as the principle building.

152
153 12. Lighting: All lighting proposed on a site in a B-1, B-2 or B-3 district shall comply
154 with the following standards:

155
156 a. Lighting used to illuminate an off-street parking area, sign or structure,
157 shall be arranged to deflect light away from an adjoining residential
158 district or public street. Blubs emitting in excess of 3,000 lumens (150
159 watts) shall be so directed that the bulb is not visible from off of the
160 property where such light source is located. A photometric plan shall be
161 submitted for review by the City Planner prior to issuance of lighting.

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

164 b. Shoe-box style lighting shall only be permitted in parking areas.

165 c. Lighting fixtures shall be compatible with the architecture of the building.

166 d. Wall-mounted lighting shall be used on building fronts to illuminate entry
167 points and highlight architectural features

168
169

170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217

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.~~
- (10) Convenience grocery and/or food operations (with no motor fuel sales).
- (11) 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:

- 218 a. Stacking space is provided to accommodate an appropriate number of vehicles and
219 shall be subject to the approval of the City Council.
220
- 221 b. The entire area shall have a drainage system which is subject to the approval of the
222 City and gives special consideration to the prevention of ice build up during winter
223 months.
224
- 225 (3) Convenience gas (no vehicle service or repair) subject to the following standards:
- 226 a. Canopy Height: The total height of any overhead canopy or weather protection
227 shall not exceed twenty feet (20') in height.
- 228 b. Sales, Rentals Prohibited: No sales or rental of motor vehicles or trailers or
229 campers shall be permitted.
- 230 c. Goods For Sale: All goods for sale by a motor fuel station convenience store other
231 than commercial freezers for ice and petroleum based products required for the operation
232 and maintenance of motor vehicles shall be displayed within the principal motor fuel
233 station structure. No displays shall be permitted in required parking or driveway areas,
234 landscape areas, required setback areas, or any right of way or other public property.
235 Displays may be permitted on sidewalks, only if they leave at least four feet (4') of
236 sidewalk width available to pedestrians.
- 237 d. Compatibility: Each motor fuel station shall be compatible with the area in which
238 it is located.
- 239 e. Landscaping: A minimum twenty foot (20') landscaped yard shall be planted and
240 maintained behind the property line along all public streets. A landscaped yard not less
241 than five feet (5') wide shall be maintained along exterior property lines.
- 242 f. Motor Fuel Dispenser Location: Motor fuel dispensers shall be located at least
243 thirty feet (30') from a property line, and one hundred feet (100') from an R-1, R-2, R-3
244 district property line.
- 245 g. Electronic Speaker Devices: Electronic speaker devices shall be regulated as
246 provided in section 117-354 of this Chapter. Exterior speakers shall not be allowed on
247 sites that abut residential uses unless expressly permitted as part of a conditional use
248 permit.
- 249 h. Litter Control. The operation shall be responsible for litter control within three
250 hundred (300) feet of the premises and litter control is to occur on a daily basis. Trash
251 receptacles must be provided at a convenient location on site to facilitate litter control.
- 252 j. Accessory car wash uses shall be allowed subject to the following requirements:
- 253 i. Car wash stacking spaces shall accommodate a minimum of three waiting
254 vehicles.

- 255 ii. No more than one car wash shall be permitted.
- 256 iii. The car wash shall be designed to be an integral part of the principle building
257 or if a freestanding shall be designed with the same materials and the principal
258 structure.
- 259 iv. Neither the car wash or accessory vacuum shall be located within three
260 hundred feet (300') of any residential use unless completely screened or located
261 across an arterial or major collector roadway from the residential use.
- 262 (4) Day care centers (licensed) subject to the following standards:
- 263 a. No overnight facilities shall be provided for children served by the daycare.
264
- 265 b. An outdoor recreational facility shall be continuous to the day care facility,
266 appropriately separated from the parking lot and driving areas by a fence not less
267 than 4 feet in height with additional standards as follows:
268
- 269 i. Shall not be located in any yard abutting a major thoroughfare;
270
- 271 ii. Shall not have an impervious surface for more than one-half of the
272 playground area,
273
- 274 iii. Shall extend at least 60 feet from the wall of the building or to an adjacent
275 property line, whichever is less, or shall be bound on not more than two sides by
276 parking and driving areas, and
277
- 278 iv. Shall be a minimum size of 2,000 sq. ft., or in the alternative 75 sq. ft. per
279 child at licensed capacity, whichever is the greater figure.
280
- 281 c. All state laws and statutes governing such use are strictly adhered to and all
282 required operating permits are secured.
- 283 (5) Bar or Tavern.
- 284 (6) Uses with drive through service subject to the following standards:
285
- 286 1. Drive-thru lands are not permitted in the front yard.
287
- 288 2. Adequate stacking distance of not less than five (5) vehicles shall be provided.
289 A site plan shall be prepared to demonstrate provision for stacking space does not
290 interfere with other drive areas, parking spaces, sidewalks or pedestrian access to the
291 main entry of the building.
292
- 293 3. Electronic speaker devices, if used, shall not be audible beyond the property
294 being served and shall not be operated between the hours of ten o'clock (10:00) PM
295 and seven o'clock (7:00) AM.
296

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

301
302 5. A bypass lane shall be provided for each drive-thru use, allowing cars to leave
303 the drive-thru land from the stacking area.

- (7) 306 (7) Places of Assembly subject to the following standards
307 a. The space for such activities is shared with another use allowed within this district or
308 occupies no more than twenty (20) percent of a multi-tenant shopping center.
309
310 b. Sufficient parking is available to meet the requires of Section 117-356.
311
312
313 (~~7~~8) Oversizing of signs.
314
315 (~~8~~9) Expansion or enlargement of lawful nonconforming uses.
316
317 (~~9~~10) Cell towers as regulated by Sec. 117.428.
318
319 (~~10~~11) Micro-scale WECS as regulated by Sec. 117.430
320
321 (~~11~~12) Medium-scale WECS as regulated by Sec. 117.430
322
323 (~~12~~13) Outdoor seating accessory to a restaurant subject to the following standards:
324 a. The seating shall be located on private property.
325
326 b. The seating shall be of good patio or café type furniture that enhances the appearance
327 of the business.
328
329 c. The outdoor seating area shall be defined with the use of landscaping, temporary
330 fencing or other means that contains the tables and chairs for the use as demonstrated on
331 a site plan and approved by city staff.
332
333 d. No alcoholic beverages or food shall be served to persons outside of the designated
334 outdoor seating area. Signage shall be posted that restricts consumption on alcohol
335 outside of the designated outdoor seating area as approved by staff.
336
337 e. Patrons shall access the outdoor seating area through the main entrance or host station
338 and shall be seating by a staff person.
339
340 f. Seating shall be located so as not to compromise safety. Seating shall not obstruct the
341 entrance or any required exits or be located on landscaping or parking areas. If located on
342 private sidewalks or walkways, it shall be located so as to leave a minimum of a four foot
343 (4') wide passageway for pedestrians.
344

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

350
351 h. All exterior sound equipment shall be shut off at ten o'clock (10:00) P.M.

352
353 i. Lighting shall be permitted provided it only illuminates the designated area. Lighting
354 cannot shine or cause a glare upon other public or private property outside the designated
355 area.

356
357
358 (d) *Accessory uses.*

359
360 (1) Off-street parking as regulated and required by this chapter.

361
362 (2) Off-street loading as regulated and required by this chapter.

363
364 (3) Signing as regulated by article II, division 8 of this chapter.

365
366 (e) *Interim Uses*

367
368 (1) Farmers market subject to the following standards:

369 a. No portion of the use or event shall take place within one hundred feet (100'), as
370 measured in a straight line from the closest point of the property line of the property upon
371 which the farmers' market is located, to the property line of any R-1 zoned property with
372 residential buildings.

373 b. A farmer's market shall be conducted only within a parking lot that has a minimum of
374 one hundred (100) off street parking spaces.

375
376 c. Parking and display areas associated with the sale shall not distract or interfere with
377 existing business operations or traffic circulation patterns.

378
379 d. Display areas and parking spaces shall use those parking lot spaces that are in excess
380 of the minimum required parking for the primary use of that property.

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

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

385
386 g. The owner/operator shall have the written permission of the current property owner
387 to locate on a specific site.

- 388 h. No uses or displays shall be permitted in required green areas, parking setback
389 areas, or any right of way or other public property.
- 390 i. Signage shall be limited to one sign not to exceed thirty two (32) square feet. The
391 sign may be a banner, shall have a professional appearance, and shall be mounted or
392 erected in an appropriate location. The sign may be illuminated, but must comply with all
393 requirements of Sec.117.463 of this title.
- 394 j. All producer merchandise shall be unloaded prior to the opening of the market
395 and confined to the off street parking lot area. No on street parking or unloading shall be
396 allowed.
- 397 k. No public address system or speakers shall be used.
- 398 l. The site shall be kept in a neat and orderly fashion, free from litter, refuse, debris,
399 junk, or other waste, which results in offensive odors or unsightly conditions.
- 400 m. Display of items shall be arranged in as compact a manner as reasonably
401 practicable with particular reference to vehicle and pedestrian safety and convenience,
402 traffic flow and control, and access in case of fire or other emergency.
- 403 n. All products, materials, quantities to be sold or displayed, and the dates, times,
404 and duration of the market must be approved by the city council.
- 405 o. If the farmers' market is operated by a person other than the property owner, the
406 property owner must notify the city of the full name, address, date of birth and telephone
407 number of the operator in writing. The property owner is responsible for the actions of
408 the operator and for compliance with the conditions of this Section.
- 409 (2) Temporary seasonal sales subject to the following standards:
410 a. Permit Required: No person shall conduct temporary/seasonal outdoor sales,
411 without first having received an interim permit as provided in this section.
- 412 b. Permit Application: The application for an interim use permit shall include a site
413 plan, a list of materials to be sold or displayed, and the duration of the sale.
- 414 c. Permit Types: A new interim use permit shall be required for all sales located on
415 sites where a permit has not been issued during the preceding twelve (12) month period,
416 and for all sales that include a different site plan, list of materials to be sold, or size
417 and/or location of the sales area from the most recently approved permit.
- 418 d. Permit Fee: The applicant shall pay the new or renewal permit fee as established
419 annually by the city council. The fee for new and renewal permits shall also include the
420 cost of a sign permit. The permit fee shall be paid in full with the application.
- 421 e. Duration: Interim Use Permits for Seasonal Sales shall be for a period not to
422 exceed ninety (90) days. No more than two (2) permits shall be issued to the same
423 applicant or property in any calendar year.

424 f. Exemptions:

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

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

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

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

435 2. No public address system shall be used.

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

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

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

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

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

455 8. No portion of the use or event shall take place within one hundred feet
456 (100') of any residential buildings.

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

460 j. Denial For Noncompliance: If the city staff denies a permit, it shall notify the
461 applicant in writing, stating the ways in which the proposed use does not comply with the
462 standards required by this title.
463

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

468 l. Revocation: Failure to comply with any performance standard or any other
469 violation of this title shall be a misdemeanor and shall also constitute sufficient cause for
470 the termination of the permit by the city council following a public hearing.
471

472 (3) Schools, public and private as an Interim Use
473

474 (4) Other uses as approved by the City Council.
475

476 (ef) *Standards.* (Also refer to article II, division 6 of this chapter for general
477 performance standards.)
478

479 (1) Bulk standards.
480

Standard	Requirement
Minimum Lot Area	1 acre for multi-tenant or 25,000 sq fot for freestanding
Minimum Lot Width	100 feet
Minimum Lot Depth	150 feet
Maximum building height	35 feet
Maximum structure Area	35% of lot area
Minumum Building Setbacks	
Front yard	35 feet
Side yard	10 feet
Side yard, corner	35 feet
Rear yard	35 feet
Major and minor arterial and state and county roads	60 from centerline of road ROW plus applicable setback
Public/private service road	20 feet
Setback from residential zoned property (bldg and display, storage)	35 feet

481
482
483
484
485
486

487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528

~~(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.~~

(129) 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.~~

(1410) 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 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	1/2 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, corner	20 feet
Rear yard	35 feet
Major and minor arterial and state and county roads	60 from centerline of road ROW plus applicable setback
Public/private service roads	25 feet
Off street parking, driveways and outside and display areas, fuel pumps	35 feet

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

~~_____ a. Face brick;~~

~~_____ b. Stucco;~~

~~e. 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 magazinging 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:

<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. 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.

DRAFT