



- 45 (8) Dry cleaning.
- 46 (9) ~~Animal clinics and indoor small animal boarding facilities.~~
- 47 (10) ~~Adult uses—accessory.~~
- 48 (11) Convenience grocery and/or food operations (with no motor fuel
- 49 sales).
- 50 (12) Off-sale liquor.
- 51 (c) *Conditional uses.*
- 52 (1) Animal clinics and outside small animal boarding facilities subject to the
- 53 following standards:
- 54 a. All structures shall be sufficiently insulated so no unreasonable
- 55 noise or odor can be detected off the premises.
- 56 b. All outdoor animal recreation areas shall be fully screened and
- 57 secure at all times.
- 58 c. All outdoor animal recreation areas shall be a minimum of 100 feet
- 59 from any abutting residential district.
- 60 (2) Commercial carwashes (drive-through, mechanical, self service) subject to
- 61 the following standards:
- 62 a. Stacking space is provided to accommodate an appropriate number
- 63 of vehicles and shall be subject to the approval of the City Council.
- 64 b. The entire area shall have a drainage system which is subject to the
- 65 approval of the City and gives special consideration to the
- 66 prevention of ice build-up during winter months.
- 67 (3) Convenience gas (no vehicle service or repair) subject to the following
- 68 standards:
- 69 a. Canopy Height: The total height of any overhead canopy or
- 70 weather protection shall not exceed twenty feet (20') in height.
- 71 b. Sales, Rentals Prohibited: No sales or rental of motor vehicles or
- 72 trailers or campers shall be permitted.
- 73 c. Goods For Sale: All goods for sale by a motor fuel station
- 74 convenience store other than commercial freezers for ice and
- 75 petroleum based products required for the operation and
- 76 maintenance of motor vehicles shall be displayed within the
- 77 principal motor fuel station structure. No displays shall be
- 78 permitted in required parking or driveway areas, landscape areas,
- 79 required setback areas, or any right of way or other public
- 80 property. Displays may be permitted on sidewalks, only if they
- 81 leave at least four feet (4') of sidewalk width available to
- 82 pedestrians.
- 83 d. Compatibility: Each motor fuel station shall be compatible with the

- 84 area in which it is located.
- 85 e. Motor Fuel Dispenser Location: Motor fuel dispensers shall be  
86 located at least thirty feet (30') from a property line and 100 feet  
87 from an R-1, R-2, or R-3 district property line.
- 88 f. Electronic Speaker Devices: Electronic speaker devices shall be  
89 regulated as provided in section 117-354 of this Chapter. Exterior  
90 speakers shall not be allowed on sites that abut residential uses  
91 unless expressly permitted as part of a conditional use permit.
- 92 g. Litter Control. The operation shall be responsible for litter control  
93 within 300 feet of the premises and litter control is to occur on a  
94 daily basis. Trash receptacles must be provided at a convenient  
95 location on site to facilitate litter control.
- 96 h. Accessory car wash uses shall be allowed subject to the following  
97 requirements:
- 98 1. Car wash stacking spaces shall accommodate a minimum  
99 of three (3) waiting vehicles.
  - 100 2. No more than one (1) car wash shall be permitted.
  - 101 3. The car wash shall be designed as an integral part of the  
102 principle building, or if freestanding, shall be designed with  
103 the same materials as the principal structure.
  - 104 4. Neither the car wash nor accessory vacuum(s) shall be  
105 located within 300 feet of any residential use unless  
106 completely screened or located across an arterial or major  
107 collector roadway from the residential use.
- 108 (4) Day care centers (licensed) subject to the following standards:
- 109 a. No overnight facilities shall be provided for children served by the  
110 daycare.
  - 111 b. An outdoor recreational facility shall be continuous to the day care  
112 facility, appropriately separated from the parking lot and driving  
113 areas by a fence not less than four (4) feet in height with additional  
114 standards as follows:
    - 115 1. Shall not be located in any yard abutting a major  
116 thoroughfare;
    - 117 2. Shall not have an impervious surface for more than one-  
118 half of the playground area,
    - 119 3. Shall extend at least sixty feet (60') from the wall of the  
120 building or to an adjacent property line, whichever is less,  
121 or shall be bound on not more than two (2) sides by parking  
122 and driving areas, and
    - 123 4. Shall be a minimum size of 2,000 sq. ft. or seventy-five

- 124 (75) sq. ft. per child at licensed capacity, whichever is the  
125 greater figure.
- 126 c. All state laws and statutes governing such use are strictly adhered  
127 to and all required operating permits are secured.
- 128 (5) Bar or Tavern.
- 129 (6) Uses with drive through service subject to the following standards:
- 130 a. Drive-thru lanes are not permitted in the front yard.
- 131 b. Adequate stacking distance of not less than five (5) vehicles shall  
132 be provided. A site plan shall be prepared to demonstrate  
133 provision for stacking space does not interfere with other drive  
134 areas, parking spaces, sidewalks or pedestrian access to the main  
135 entry of the building.
- 136 c. Electronic speaker devices, if used, shall not be audible beyond the  
137 property being served and shall not be operated between the hours  
138 of ten o'clock (10:00) PM and seven o'clock (7:00) AM.
- 139 d. Screening shall be provided of automobile headlights in the drive-  
140 thru lane to windows and doors of adjacent uses. Such screen shall  
141 be at least three feet (3') in height at installation and fully opaque,  
142 consisting of a wall, fence, dense vegetation, berm or grade  
143 change.
- 144 e. A bypass lane shall be provided for each drive-thru use, allowing  
145 cars to leave the drive-thru lane from the stacking area.
- 146 (7) Places of Assembly subject to the following standards
- 147 a. The space for such activities is shared with another use allowed  
148 within this district or occupies no more than twenty (20) percent of a  
149 multi-tenant shopping center.
- 150 b. Sufficient parking is available to meet the requirements of Section  
151 117-356.
- 152 (8) Oversizing of signs.
- 153 (9) Expansion or enlargement of lawful nonconforming uses.
- 154 (10) Cell towers as regulated by Sec. 117.428.
- 155 (11) Micro-scale WECS as regulated by Sec. 117.430
- 156 (12) Medium-scale WECS as regulated by Sec. 117.430
- 157 (13) Outdoor seating accessory to a restaurant subject to the following  
158 standards:
- 159 a. The seating shall be located on private property.
- 160 b. The seating shall be of good patio or café type furniture that  
161 enhances the appearance of the business.

- 162 c. The outdoor seating area shall be defined with the use of  
163 landscaping, temporary fencing or other means that contains the  
164 tables and chairs for the use as demonstrated on a site plan and  
165 approved by city staff.
- 166 d. No alcoholic beverages or food shall be served to persons outside  
167 of the designated outdoor seating area. Signage shall be posted  
168 that restricts consumption of alcohol outside of the designated  
169 outdoor seating area as approved by staff.
- 170 e. Patrons shall access the outdoor seating area through the main  
171 entrance or host station and shall be seated by a staff person.
- 172 f. Seating shall be located so as not to compromise safety. Seating  
173 shall not obstruct the entrance or any required exits or be located  
174 on landscaping or parking areas. If located on private sidewalks or  
175 walkways, it shall be located so as to leave a minimum of a four  
176 foot (4') wide passageway for pedestrians.
- 177 g. Lighting shall be permitted provided it only illuminates the  
178 designated area. Lighting cannot shine or cause a glare upon other  
179 public or private property outside the designated area.
- 180 h. All exterior sound equipment shall be shut off by ten o'clock  
181 (10:00) P.M.

182 (d) *Accessory uses.*

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

186 (e) *Interim Uses*

- 187 (1) Farmers market subject to the following standards:

- 188 a. No portion of the use or event shall take place within 100 feet, as  
189 measured in a straight line from the closest point of the property  
190 line of the property upon which the farmers' market is located, to  
191 the property line of any R-1 zoned property with residential  
192 buildings.
- 193 b. A farmer's market shall be conducted only within a parking lot that  
194 has a minimum of 100 off-street parking spaces.
- 195 c. Parking and display areas associated with the sale shall not distract  
196 or interfere with existing business operations or traffic circulation  
197 patterns.
- 198 d. Display areas and parking spaces shall use those parking lot spaces  
199 that are in excess of the minimum required parking for the primary  
200 use of that property.
- 201 e. A farmers' market shall provide one and one-half (1<sup>1/2</sup>) parking

- 202 stalls per producer and one and one-half (1<sup>1/2</sup>) customer parking  
 203 stalls per producer.
- 204 f. Sales merchandise trailers, temporary stands, etc., shall be located  
 205 on an asphalt or concrete surface.
- 206 g. The owner/operator shall have the written permission of the  
 207 current property owner to locate on a specific site.
- 208 h. No uses or displays shall be permitted in required green areas,  
 209 parking setback areas, or any right of way or other public property.
- 210 i. Signage shall be limited to one sign not to exceed thirty-two (32)  
 211 square feet. The sign may be a banner, shall have a professional  
 212 appearance, and shall be mounted or erected in an appropriate  
 213 location. The sign may be illuminated, but must comply with all  
 214 requirements of Sec.117.463 of this chapter.
- 215 j. All producer merchandise shall be unloaded prior to the opening of  
 216 the market and confined to the off-street parking lot area. No on  
 217 street parking or unloading shall be allowed.
- 218 k. No public address system or speakers shall be used.
- 219 l. The site shall be kept in a neat and orderly fashion, free from litter,  
 220 refuse, debris, junk, or other waste, which results in offensive  
 221 odors or unsightly conditions.
- 222 m. Display of items shall be arranged in as compact a manner as  
 223 reasonably practicable with particular reference to vehicle and  
 224 pedestrian safety and convenience, traffic flow and control, and  
 225 access in case of fire or other emergency.
- 226 n. All products, materials, quantities to be sold or displayed, and the  
 227 dates, times, and duration of the market must be approved by the  
 228 city council.
- 229 o. If the farmers' market is operated by a person other than the  
 230 property owner, the property owner must notify the city of the full  
 231 name, address, date of birth and telephone number of the operator  
 232 in writing. The property owner is responsible for the actions of the  
 233 operator and for compliance with the conditions of this Section.

234 (2) Schools, public and private.

235 (3) Other uses as approved by the City Council.

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

238 (1) Bulk standards.

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Standard	Requirement
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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	

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- 1) 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.
- 2) The entire site shall have a drainage system which is subject to the approval of the city engineer.
- 3) All signing and information or visual communication devices shall be in compliance with the applicable provisions of this Code.
- 4) 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.
- 5) Parking or car magazine storage space shall be screened from view of abutting residential districts.
- 6) Provisions are made to control and reduce noise.

- 256 7) A concrete curb not less than six inches above grade shall separate the public  
257 sidewalk from motor vehicle service areas.
- 258 8) If applicable, motor fuel activities shall be installed in accordance with state  
259 and city standards, regardless of whether the dispensing, sale or offering for  
260 sale of motor fuels and/or oil is incidental to the conduct of the use or  
261 business. Additionally, adequate space shall be provided to access gas pumps  
262 and allow maneuverability around the pumps. Underground fuel storage tanks  
263 are to be positioned to allow adequate access by motor fuel transports and  
264 unloading operations do not conflict with circulation, access and other  
265 activities on the site. Fuel pumps shall be installed on pump islands with  
266 canopies. Canopies shall maintain a 20-foot setback from property lines as  
267 measured from the edge of the canopy.

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

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

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

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

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

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298 ~~(13) Lighting. Any lighting used to illuminate an off street parking area, sign or structure,~~  
299 ~~shall be arranged to deflect light away from an adjoining residential district or public street.~~  
300 ~~Bulbs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not~~  
301 ~~visible from off of the property where such light source is located.~~

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303 ~~(14) Landscaping and buffering.~~

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~~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:~~

<del><i>Landscape Material</i></del>	<del><i>Size</i></del>
<del>Deciduous trees</del>	<del>2.5 inches diameter as measured three feet above ground</del>
<del>Coniferous trees</del>	<del>6 feet in height</del>
<del>Deciduous shrubs</del>	<del>2 feet in height</del>
<del>Evergreen shrubs</del>	<del>2 feet in height or 2 feet in width, whichever applies</del>
<del>Ornamental trees</del>	<del>1.5 inches diameter as measured three feet above ground</del>

~~4. Planting types.~~

~~(i) Acceptable plantings shall be determined by the City of Ramsey Tree~~

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~~(ii) (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.~~

~~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.~~

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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%

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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.

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**Sec. 117-115. B-2 Highway Business District.**

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- (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

- 434 than 500 square feet of lot area per unit.
- 435 (6) Motor vehicle, implement, and recreation equipment sales and service with  
436 no outdoor storage or display.
- 437 (7) Animal clinics and outside small animal boarding facilities subject to the  
438 following standards:
- 439 a. All structures shall be sufficiently insulated so no unreasonable noise  
440 or odor can be detected off the premises.
- 441 b. All outdoor animal recreation areas shall be fully screened and secure  
442 at all times.
- 443 c. All outdoor animal recreation areas shall be a minimum of 100 feet  
444 from any abutting residential district.
- 445 (8) Adult uses ~~principal~~ and accessory, subject to requirements in section 117-  
446 360.
- 447 (9) Enclosed retail sales and rental activity.
- 448 (10) Offices, banks, personal and professional services.
- 449 (11) Drive-in and convenience, fast food establishments subject to the  
450 following standards:
- 451 a. Litter Control. The operation shall be responsible for litter control  
452 within 300 feet of the premises and litter control is to occur on a daily  
453 basis. Trash receptacles must be provided at a convenient location on  
454 site to facilitate litter control.
- 455 b. These facilities shall be located only on sites having direct access to a  
456 minor arterial street, collector or service road.
- 457 c. The applicant shall demonstrate that such use will not significantly  
458 lower the existing level of service on streets and intersections
- 459 (12) Convenience grocery and/or food operations with convenience gas  
460 (no vehicle service or repair)
- 461 (13) Day care ~~services center~~ (licensed) subject to the following standards:
- 462 a. No overnight facilities shall be provided for children served by the  
463 daycare.
- 464 b. An outdoor recreational facility shall be continuous to the day care  
465 facility, appropriately separated from the parking lot and driving  
466 areas by a fence not less than four (4) feet in height with additional  
467 standards as follows:
- 468 1. Shall not be located in any yard abutting a major  
469 thoroughfare;
- 470 2. Shall not have an impervious surface for more than one-  
471 half of the playground area,
- 472 3. Shall extend at least sixty feet (60') from the wall of the

473 building or to an adjacent property line, whichever is less,  
474 or shall be bound on not more than two (2) sides by parking  
475 and driving areas, and

476 4. Shall be a minimum size of 2,000 sq. ft., or seventy-five  
477 (75) sq. ft. per child at licensed capacity, whichever is the  
478 greater figure.

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

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

483 a. The seating shall be located on private property.

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

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

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

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

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

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

507 h. All exterior sound equipment shall be shut off by ten o'clock  
508 (10:00) P.M.

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

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

- 514 (1) Commercial carwashes (drive through and mechanical) subject to the  
515 following standards:
- 516 a. Car wash stacking spaces shall accommodate a minimum of three (3)  
517 waiting vehicles.
- 518 b. No more than one (1) car wash shall be permitted.
- 519 c. The architectural appearance and functional plan of the building and site  
520 shall be consistent with the existing buildings and are to avoid  
521 impairment in property values and blight within a reasonable distance of  
522 the site.
- 523 d. All lighting shall be in compliance with section 117-114a (a)(11).
- 524 e. When abutting a residential district, the property shall be fully screened.
- 525 f. The entire area shall have a drainage system which is subject to the City  
526 Engineer.
- 527 g. Car wash facility shall have direct access to a major thoroughfare via  
528 driveway or frontage road.
- 529 h. All sounds produced by the car wash operation shall not be audible to  
530 adjoining residential properties.
- 531 (2) Motor fuel station, truck stop subject to the following standards:
- 532 a. Motor fuel facilities shall be installed in accordance with State and  
533 City standards. Additionally, adequate space shall be provided to  
534 access gas pumps and to allow maneuverability around the pumps.  
535 Underground storage tanks are to be positioned to allow adequate  
536 access by motor fuel transports and unloading operations which do  
537 not conflict with circulation, access and other activities on site.  
538 Fuel pumps shall be installed on pump islands.
- 539 b. The total height of any overhead canopy or weather protection  
540 shall not exceed twenty feet (20') in height.
- 541 c. No sales or rental of motor vehicles or trailers or campers shall be  
542 permitted.
- 543 d. All goods for sale by a motor fuel station convenience store other  
544 than petroleum based products required for the operation and  
545 maintenance of motor vehicles shall be displayed within the  
546 principal motor fuel station structure.
- 547 e. Each motor fuel station shall be compatible with the area in which  
548 it is located.
- 549 f. A minimum ten foot (10') landscaped yard shall be planted and  
550 maintained behind the property line along all public streets. A  
551 landscaped yard not less than five feet (5') wide shall be  
552 maintained along exterior property lines.
- 553 g. Motor fuel dispensers shall be located at least thirty feet (30') from  
554 a property line, and 100 feet from any Residential District property

- 555 lines.
- 556 h. All canopy lighting for motor fuel station pump islands shall be  
557 recessed or fully shielded. Illumination levels for pump islands  
558 shall comply with the lighting standards of City Code.
- 559 i. Litter Control. The operation shall be responsible for litter control  
560 within 300 feet of the premises and litter control is to occur on a  
561 daily basis. Trash receptacles must be provided at a convenient  
562 location on site to facilitate litter control.
- 563 j. The hours of operation shall be limited to 7:00 a.m. and 10:00 p.m.  
564 for motor fuel stations located in the B-2 District unless extended  
565 by the City Council as part of the Conditional Use Permit.
- 566 (3) Motor vehicle repair (minor) subject to the following standards:
- 567 a. The use shall be designed to ensure proper functioning of the site as  
568 related to vehicle stacking, circulation and turning movements.
- 569 b. Repair of all vehicles shall occur within an enclosed building.  
570 Temporary outdoor vehicle storage may be allowed in outdoor  
571 storage areas that are not larger than twenty-five percent (25%) of the  
572 buildable lot area, is located behind the front building line and is  
573 100% screened.
- 574 c. Vehicles not being repaired but used as a source of parts shall be  
575 prohibited unless fully enclosed within the building.
- 576 d. Vehicles that are repaired and are awaiting removal shall not be  
577 stored or parked for more than thirty (30) consecutive days.
- 578 (4) Outdoor commercial recreation subject to the following standards:
- 579 a. When abutting a residential use, shall be eighty percent (80%)  
580 screened, at a minimum of six feet (6') in height, at time of  
581 installation, from abutting residential property lines, by means of a  
582 combination of opaque fencing, landscaping, berming, and  
583 building placement. Adequate measures to contain the proposed  
584 activity on the site shall be provided.
- 585 (5) Motor vehicle, implement, and recreation equipment sales and service. Open  
586 Sales Lots (motor vehicle and implement sales, recreational vehicle sales  
587 lot)
- 588 a. Shall have permanent structure on parcel.
- 589 b. Headlights shall be 100% screened from adjacent property lines.
- 590 c. Parking lot landscaping shall comply with Section 117-356.
- 591 d. Shall be 100% screened, at a minimum of six feet (6') in height, at  
592 time of installation, from abutting residential property lines, by  
593 means of a combination of opaque fencing, landscaping, berming,  
594 and building placement.

- 595 e. Open rental and sales lots shall only be considered for vehicles of a  
596 noncommercial nature.
- 597 f. No car auctions shall be permitted on site.
- 598 g. No outdoor speaker systems shall be permitted.
- 599 h. All parking spaces in excess of the minimum required, including  
600 sales display and sales storage areas, shall be pervious pavement if  
601 soils permit based on City Engineer review.
- 602 i. All lighting shall comply with the requirements in Section 117-  
603 114A (11).
- 604 j. Delivery and loading hours shall be limited to 7:00 a.m. to 10:00  
605 p.m. for all open storage lots abutting a residential property line.  
606 Delivery trucks shall not be left idling for long periods of time.
- 607 k. Open service, sales, display or rental areas shall not encroach on the  
608 required off street parking, loading area or traffic maneuvering area  
609 required by this chapter.
- 610 (6) Open Storage lot subject to the following standards:
- 611 a. Shall have permanent structure on the parcel.
- 612 b. Shall be 100% screened, at a minimum of six feet (6') in height, at  
613 time of installation from street level view around the perimeter of  
614 the open storage area by means of a combination of opaque  
615 fencing, landscaping, berming, and building placement.
- 616 c. Applicant shall submit site plans and sections illustrating sightlines  
617 from grade level view of properties and public view through the  
618 conditional use permit process.
- 619 d. All lighting shall comply with the requirements in section 117-  
620 114A (11).
- 621 e. Fifty percent (50%) of the open storage area shall consist of  
622 pervious pavement, if soils permit as approved by the City  
623 Engineer.
- 624 f. All non-storage parking areas shall comply with the parking lot  
625 landscape requirements in Section 117-356.
- 626 g. Delivery and loading hours shall be limited to 7:00 a.m. to 10:00  
627 p.m. for all open storage lots abutting a residential property line.  
628 Delivery trucks shall not be left idling for long periods of time.
- 629 (7) Oversizing of signs
- 630 (8) Places of Assembly subject to the following standards
- 631 a. The space for such activities is shared with another use allowed  
632 within this district or occupies no more than twenty percent (20%) of  
633 a multi-tenant shopping center.

- 634 b. Sufficient parking is available to meet the requirements of section  
635 117-356.
- 636 (9) Expansion or enlargement of lawful nonconforming uses as regulated by  
637 Section.
- 638 (10) Cell towers as regulated by Section 117-428.
- 639 (11) Micro-scale WECS as regulated by Section 117-430
- 640 (12) Medium-scale WECS as regulated by Section 117-430.
- 641 (13) Mini Storage Facilities subject to the following standards:
- 642 a. All loading and service areas should be 100% screened, at a  
643 minimum of six feet (6') in height, at time of installation from  
644 street level view by means of a combination of opaque fencing,  
645 landscaping, berming, and building placement. Whenever such  
646 developments abut residential districts, their interior road patterns  
647 shall be arranged in such a way as to route traffic away from  
648 residential districts.
- 649 b. All dock, service and other business doors of the storage facility  
650 shall be kept closed during all hours of business operations.
- 651 (14) Places of public assembly provided that:
- 652 a. The space for such activities is shared with another use allowed  
653 within this district or occupies no more than twenty percent (20%)  
654 percent of a multi-tenant shopping center.
- 655 b. Sufficient parking is available to meet the requirements of Section  
656 117-356.
- 657 (d) Interim Uses.
- 658 (1) Farmers market subject to the following standards:
- 659 a. No portion of the use or event shall take place within 100 feet, as  
660 measured in a straight line from the closest point of the property  
661 line of the property upon which the farmers' market is located, to  
662 the property line of any R-1 zoned property with residential  
663 buildings.
- 664 b. A farmers market shall be conducted only within a parking lot that  
665 has a minimum of 100 off street parking spaces.
- 666 c. Parking and display areas associated with the sale shall not distract  
667 or interfere with existing business operations or traffic circulation  
668 patterns.
- 669 d. Display areas and parking spaces shall use those parking lot spaces  
670 that are in excess of the minimum required parking for the primary  
671 use of that property.
- 672 e. A farmers market shall provide one and one-half (1<sup>1</sup>/<sub>2</sub>) parking  
673 stalls per producer and one and one-half (1<sup>1</sup>/<sub>2</sub>) customer parking

- 674 stalls per producer.
- 675 f. Sales merchandise trailers, temporary stands, etc., shall be located  
 676 on an asphalt or concrete surface.
- 677 g. The owner/operator shall have the written permission of the  
 678 current property owner to locate on a specific site.
- 679 h. No uses or displays shall be permitted in required green areas,  
 680 parking setback areas, or any right of way or other public property.
- 681 i. Signage shall be limited to one sign not to exceed thirty-two (32)  
 682 square feet. The sign may be a banner, shall have a professional  
 683 appearance, and shall be mounted or erected in an appropriate  
 684 location. The sign may be illuminated, but must comply with all  
 685 requirements of Sec.117.463 of this chapter.
- 686 j. All producer merchandise shall be unloaded prior to the opening of  
 687 the market and confined to the off-street parking lot area. No on  
 688 street parking or unloading shall be allowed.
- 689 k. No public address system or speakers shall be used.
- 690 l. The site shall be kept in a neat and orderly fashion, free from litter,  
 691 refuse, debris, junk, or other waste, which results in offensive  
 692 odors or unsightly conditions.
- 693 m. Display of items shall be arranged in as compact a manner  
 694 as reasonably practicable with particular reference to vehicle and  
 695 pedestrian safety and convenience, traffic flow and control, and  
 696 access in case of fire or other emergency.
- 697 n. All products, materials, quantities to be sold or displayed, and the  
 698 dates, times, and duration of the market must be approved by the  
 699 city council.
- 700 o. If the farmers market is operated by a person other than the  
 701 property owner, the property owner must notify the city of the full  
 702 name, address, date of birth and telephone number of the operator  
 703 in writing. The property owner is responsible for the actions of the  
 704 operator and for compliance with the conditions of this Section.

705 (2) Schools, Public and Private.

706 (3) Other uses as approved by the City Council.

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

710 (1) Commercial or business buildings and structures for a use accessory to the  
 711 principal use but such use shall not exceed 30 percent of the gross floor space  
 712 of the principal use unless otherwise approved by the city council.

713 (2) ~~Open and outdoor areas for display of goods for sale and rental.~~

- 714 (3) Off-street parking including semi-trailer trucks, as regulated and required by  
 715 this chapter.
- 716 (4) Off-street loading as regulated and required by this chapter.
- 717 (5) Signing as regulated by this Code.
- 718 (6) ~~Motor vehicle implement and recreational indoor storage when accessory~~  
 719 ~~to sales and service.~~
- 720 (f) *Standards.* (Also refer to article II, division 6 of this chapter for general performance  
 721 standards).
- 722 (1) Bulk standards

723

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 areas) setback from street right-of-way	20 feet
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	

- 724
- 725 (2) Vehicular access points shall be limited, shall create a minimum of conflict  
 726 with through traffic movements, and shall be subject to the approval of the  
 727 city engineer.
- 728 (3) The entire site shall have a drainage system which is subject to the approval  
 729 of the city engineer.

- 730 (4) All signing and information or visual communication devices shall be in  
731 compliance with the applicable provisions of this Code.
- 732 (5) All magazinging or stacking space for vehicles shall be off-street and shall be  
733 constructed to a size that will accommodate that number of vehicles which  
734 can be serviced during a maximum 30 minute period and shall be subject to  
735 the approval of the city engineer.
- 736 (6) Parking or car magazine storage space shall be screened from view of  
737 abutting residential districts.
- 738 (7) Provisions are made to control and reduce noise.
- 739 (8) A concrete curb not less than six inches above grade shall separate the public  
740 sidewalk from motor vehicle service areas.
- 741 (9) A concrete curb not less than six inches above grade shall separate the public  
742 sidewalk from motor vehicle service areas.
- 743 (10) Motor fuel activities shall be installed in accordance with state and  
744 city standards, regardless of whether the dispensing, sale or offering for sale  
745 of motor fuels and/or oil is incidental to the conduct of the use or business.  
746 Additionally, adequate space shall be provided to access gas pumps and allow  
747 maneuverability around the pumps. Underground fuel storage tanks are to be  
748 positioned to allow adequate access by motor fuel transports and unloading  
749 operations do not conflict with circulation, access and other activities on the  
750 site. Fuel pumps shall be installed on pump islands with protective canopies.  
751 Canopies shall maintain a 20-foot setback from property lines as measured  
752 from the edge of the canopy.
- 753 (11) There shall be no off-street parking or outside sales and display areas  
754 within 20 feet of any street right-of-way.

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

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

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

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

775 maneuvering area required by this chapter.

776

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

783

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

789

790 ~~(11) Lighting. Any lighting used to illuminate an off street parking area, sign or structure~~  
791 ~~shall be arranged to deflect light away from an adjoining residential district or public street.~~  
792 ~~Bulbs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not~~  
793 ~~visible from off of the property where such light source is located.~~

794

795 (11) Landscaping and buffering

796 a. ~~Site Landscaping.~~

797

798 ~~1. Minimum landscaping requirements. All open space areas of a lot which are not~~  
799 ~~used or improved for required parking areas, drives or storage shall be landscaped~~  
800 ~~with a combination of overstory trees, ornamental trees, shrubs, flowers, ground~~  
801 ~~cover, decorative walks, or other similar site design materials in a quantity and~~  
802 ~~placement suitable for the site. A reasonable attempt should be made to preserve as~~  
803 ~~many existing trees as is practicable and to incorporate them into the development.~~  
804 ~~For each existing significant tree retained one overstory tree can be deducted from the~~  
805 ~~minimum requirements.~~

806

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

811

*Business Districts*

812

813 ~~Deciduous/coniferous trees~~ ~~1 per 50 lineal feet of site perimeter, or 1~~  
814 ~~tree per 1,000 square feet of building~~  
815 ~~footprint, whichever is greater. For~~  
816 ~~expansions to buildings, 1 additional tree is~~  
817 ~~required for each 1,000 square feet of~~  
818 ~~additional building footprint area.~~

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820 ~~Shrubs~~ ~~1 per 30 feet of site perimeter or 1 per 300~~  
821 ~~square feet of building footprint area,~~  
822 ~~whichever is greater.~~

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

<del>Landscaping Material</del>	<del>Size</del>
<del>Deciduous trees</del>	<del>2.5 inches diameter as measured three feet above ground</del>
<del>Coniferous trees</del>	<del>6 feet in height</del>
<del>Deciduous shrubs</del>	<del>2 feet in height</del>
<del>Evergreen shrubs</del>	<del>2 feet in height or 2 feet in width, whichever applies</del>
<del>Ornamental trees</del>	<del>1.5 inches diameter as measured three feet above ground</del>

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4. ~~Planting types.~~

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~~(i) Acceptable plantings shall be determined by the City of Ramsey Tree Book.~~

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~~(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.~~

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~~(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.~~

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~~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.~~

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~~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.~~

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~~d. Irrigation.~~

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~~1. All landscaping areas required under this section shall include underground irrigation systems.~~

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~~2. Exceptions include natural areas that are left undisturbed.~~

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~~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~~

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860 irregular clusters or groupings.

861

862 ~~1. 1 tree per every ten parking spaces.~~

863

864 ~~2. Every overstory tree planting shall be provided with a planting area of 162 square~~  
865 ~~feet.~~

866

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

869

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

871

872

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

878

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

884

Proposed Development	Existing Adjacent Development			885
	R-1	R-2	R-3	886
B-1	40 ft.	30 ft.	20 ft.	887
Bufferyard width				888
% increase in plantings required	25%	20%	20%	889
				890
B-2	50 ft.	40 ft.	30 ft.	891
Bufferyard width				892
% increase in plantings required	30%	25%	20%	893
				894
				895
				896

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898 ~~2. As an alternative method for screening, fences that are 100 percent opaque may be~~  
899 ~~used to mitigate the impacts of businesses that are adjacent to residential areas.~~

900

901 ~~Fences shall be subject to the provisions found in all applicable ordinances. When a~~  
902 ~~fence is used for screening purposes, the bufferyard planting requirements may be~~  
903 ~~reduced by ten percent from the stated minimum requirement.~~

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905

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

908 floor area.

909

910 **SECTION 3 SUMMARY**

911

912 The following official summary of Ordinance #12-\_\_ has been approved by the City Council of  
913 the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

914

915 It is the intent and effect of Ordinance #12-\_\_ to amend Ramsey City Code City Code Sections  
916 117-114 (B-1 Neighborhood Business District) and 117-115 (B-2 Highway Business District) by  
917 amending permitted, conditional, accessory, and interim uses as well as defining standards for  
918 certain uses. In addition, the ordinance removes landscaping requirements, which are relocated to  
919 City Code Section 117-363.

920

921 **SECTION 4 EFFECTIVE DATE**

922

923 The effective date of this ordinance is thirty (30) days after its passage and publication, subject to  
924 City Charter Section 5.07.

925

926 Adopted by the Ramsey City Council the \_\_\_ day of \_\_\_\_\_, 2012.

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\_\_\_\_\_  
Mayor

931 **ATTEST:**

932

933

\_\_\_\_\_  
City Administrator

935

936 Introduction Date: \_\_\_\_\_

937 Posting Dates: \_\_\_\_\_

938 **Adoption Date:** \_\_\_\_\_

939 **Publication Date:** \_\_\_\_\_