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ORDINANCE #12-\_\_\_\_

CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISION OF LAND CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE ESTABLISHING SECTION 117-114a (SPECIAL REQUIREMENTS AND PERFORMANCE STANDARDS FOR BUSINESS DISTRICTS) OF CHAPTER 117 OF THE RAMSEY CITY CODE.

The City of Ramsey ordains:

**SECTION 1 AUTHORITY**

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

**SECTION 2 AMENDMENTS**

City Code Section 117-114a is hereby added as follows (additions indicated as underline, deletions indicated as ~~strike through~~):

**Sec. 117.114a Special Requirements and Performance Standards for B-1, B-2 and B-3 Zoning District.**

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

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

- a. Face brick;
- b. Stucco;
- c. Glass;
- d. Wood, provided surfaces are finished for exterior use and wood is of proven exterior durability.
- e. Natural Stone;

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

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

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

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

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

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

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

64 a. Accent materials;

65 b. A visually pleasing front entry that, in addition to doors, shall be accented a  
66 minimum of 150 square feet around the door entrance for single occupancy  
67 buildings and a minimum of 300 square feet total for the front of multi-tenant  
68 buildings (this area shall be counted as one element);

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

70 d. Contrasting, yet complementary material colors;

71 e. A combination of horizontal and vertical design features;

72 f. Irregular building shapes; or

73 g. Other architectural features in the overall architectural concept.

74 (3) Other Design Requirements:

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

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

77 c. The tops of buildings shall be articulated to minimize "box" like images;

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

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

- 84 (5) Building Height: In order to improve the appearance of uninterrupted facades, buildings  
85 over 100 feet in length shall be at least one and one-half (1 ½) stories in height for at  
86 least thirty percent (30%) of their length.
- 87 (6) Restricted Exterior Materials: Unadorned pre-stressed concrete panels, whether  
88 smooth or raked, non-decorative concrete block, sheet metal, corrugated metal or  
89 unfinished metal shall not be used as exterior materials. This restriction shall apply to  
90 all principal structures and to all accessory buildings except those accessory buildings  
91 not visible from any property line. No more than twenty-five percent (25%) of any  
92 exterior wall on a building shall be fiber cement siding, wood or metal accent material.
- 93 (7) Roofs: Roofs which are exposed or an integral part of the building aesthetics shall be  
94 constructed only of commercial grade asphalt shingles, wood shingles, standing seam  
95 metal, slate, tile, or copper. Flat roofs, which are generally parallel with the first floor  
96 elevation, are not subject to these material limitations.
- 97 (8) Building Mechanical Equipment: All roof vents, pipes and/or other roof penetrations  
98 (except chimneys), shall be fully screened, located on the rear elevations, or be  
99 otherwise configured to the maximum extent practicable to have a minimal visual  
100 impact as seen from a public street. Wood fencing or chain link with slats shall not be  
101 used for screening. A cross-sectional drawing shall be provided that illustrates the sight  
102 lines from the ground level view.

103 a. Acceptable Roof-based Mechanical Equipment Screening:

- 104 1. Parapet walls or other techniques included as an integral part of the  
105 building design shall be used to totally screen any roof-based  
106 mechanical equipment from public rights-of-way or adjacent lands.
- 107 2. The parapet wall finish materials shall match the major exterior  
108 materials provided on an exterior wall.
- 109 3. The parapet walls shall be provided along all perimeter walls.
- 110 4. Parapet walls may vary in height but shall not exceed the building height  
111 of the respective district.
- 112 5. The back of the parapet wall and/or its supports shall be screened from  
113 view from adjoining properties and public streets.
- 114 6. In cases where roof-based mechanical equipment are too tall to be  
115 screened by a parapet wall, or if changes in the surrounding grade make  
116 rooftops with parapets visible from public rights-of-way or adjacent  
117 lands, a rooftop screening system shall be used for screening.

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*Sample Roof Screening*



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

*Sample Ground Screening*



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

*Sample Trash Enclosure*



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150 (11) Lighting: All lighting proposed on a site in a B-1, B-2 or B-3 district shall comply with the  
151 following standards:

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

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

160 c. Shoe-box style lighting shall only be permitted in parking areas.

161 d. Lighting fixtures shall be compatible with the architecture of the building.

162 e. Wall-mounted lighting shall be used on building fronts to illuminate entry points  
163 and highlight architectural features.

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

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

172 a. Articulation of facades into house-size segments

173 b. Residential scale building modules similar to adjacent buildings

174 c. Similar façade proportions to those on neighboring buildings

175 d. Residential scale building components such as porches, patios, decks, columns  
176 and balconies

177 e. A roof configuration which reflects traditional residential structures and is  
178 pitched such as gable, hip, or shed.

179 f. Display windows a minimum of six feet in height shall exist along at least fifty  
180 percent (50%) of the linear length of the building front.

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182 **SECTION 3 SUMMARY**

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

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187 It is the intent and effect of Ordinance #12-\_\_ to create Ramsey City Code City Code Sections 117-114a  
188 (Special Requirements for Business Districts) by consolidating design and performance standards related  
189 to the B-1, B-2, and B-3 Business Districts. The ordinance also expands upon existing design criteria.

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191 **SECTION 4 EFFECTIVE DATE**

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

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

\_\_\_\_\_  
Mayor

**ATTEST:**

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

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

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

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

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