



47 (4) Create an area to provide opportunities for higher technology business and  
48 other industries that may benefit from the accommodation of both office and light  
49 industrial uses on site with internal and external amenities to benefit employees;  
50

51 (5) Provide for accessible business park opportunities near major highways  
52 and future transit corridors;  
53

54 (6) Preserve and utilize natural environmental features for office sites that are  
55 located next to or overlook public open space and trail uses, woodlands and  
56 wetlands.  
57

58 (b) Design Character: Development in this district shall establish and maintain high  
59 standards of site design, spatial relationships, proportions, building architecture  
60 and landscape design that will create a high quality environment attractive to  
61 major employers. The design character of this district will be characterized by a  
62 high level of design, site amenities such as trails or open space, storm water  
63 management, and other modern techniques used to create a high-end office and  
64 industrial park. No outdoor storage will be permitted with any use.  
65

66 (c) Permitted uses  
67

68 (1) Offices and office showrooms;  
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70 (2) Coffee shops, cafeterias, medical facilities, and athletic/fitness facilities if  
71 located within the principal structure;  
72

73 (3) Government offices/facilities;  
74

75 (4) Technical, vocational, business and college/university satellite  
76 facilities/schools;  
77

78 (5) Travel agencies;  
79

80 (6) Research and development;  
81

82 (7) Data processing;  
83

84 (8) Wholesale showroom;  
85

86 (9) Warehousing used in conjunction with offices or light manufacturing  
87 facilities with no outdoor storage;  
88

89 (10) Retail sales, incidental to manufacturing of products produced on the site  
90 not to exceed 25 percent of the gross square footage of the first floor;  
91

92 (11) High technology business uses including, but not limited to: the  
93 manufacturing, or assembly, of medical devices and equipment,  
94 telecommunications equipment, pharmaceuticals, computer or electronic products  
95 and software, aeronautical equipment or components;

96  
97 (12) Business incubators/multitenant facilities housing manufacturing, research  
98 labs, testing labs, offices, motor vehicle, implement and recreation equipment sales or  
99 repair, governmental or public uses, indoor commercial recreation, manufacturing,  
100 radio and television offices and stations, and wholesale businesses, provided they are  
101 indoor operations with no outside storage or display areas. A maximum of 20 percent  
102 of the units or suites of such a facility may be occupied by enclosed retail and rental  
103 activity as a principal use.

104  
105 (13) Public utilities and essential government services;

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107 (14) Athletic/fitness facility within principal building;

108  
109 (15) Other uses similar to those permitted in this Section as determined by the  
110 Planning Commission and the City Council

111  
112

113 (d) Accessory Uses

114 (1) Cafeterias not open to the general public;

115

116 (2) Bicycle and public or private transit shelters;

117

118 (3) Gate security detached building;

119

120 (4) Commercial overnight delivery drop box;

121

122 (e) Conditional Uses The following are conditional uses and require a conditional use  
123 permit based upon procedures set forth in and regulated by section 117-50.

124

125 (1) Restaurant, Full Service subject to the following standards:

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a. No drive through service is provided;

127

b. No restaurant shall be allowed on a parcel of less than one and  
128 one-half (1<sup>1</sup>/<sub>2</sub>) acres.

129

c. Exterior materials and design shall be compatible with surrounding  
130 properties.

131

(2) Health and fitness centers, freestanding;

132

133 (3) Financial institutions and banks subject to the following standards:

134

a. No drive through facilities;

135

136

(4) Full Service Hotels;

137

- 138           (5)     Radio and TV studios, sound stages, multi-media, post production studio  
 139                     and support facilities and equipment;  
 140  
 141           (6)     Cell towers subject to standards in Sec. 117-428  
 142  
 143           (7)     Micro and medium-scale WECS subject to standards in Sec. 117-430  
 144  
 145  
 146     (f)     Interim Uses.  
 147           (1)     Places of Assembly  
 148           (2)     Other uses as approved by the City Council  
 149  
 150     (g)     Standards. (Also refer to article II, division 6 of this chapter for general  
 151                     performance standards).  
 152           (1)     Bulk Standards.

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

153  
 154     **SECTION 3    SUMMARY**  
 155

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

158  
 159           It is the intent and effect of Ordinance #12-\_\_ to amend Ramsey City Code Chapter 117  
 160           (Zoning and Subdivision of Land) to add Section 117-117a (E-3 Employment District  
 161           [Office Park]) in order to create a new zoning district that reserves larger areas for  
 162           multi-use buildings, offices, wholesale showrooms, light manufacturing, research

163 and development, training, limited retail uses and uses accessory to conducting  
164 business within a coordinated, well-defined campus environment and provides  
165 opportunities for higher technology business and other industries that may benefit  
166 from the accommodation of both office and light industrial uses on site with  
167 internal and external amenities to benefit employees;  
168  
169

170 **SECTION 4 EFFECTIVE DATE**

171  
172 The effective date of this ordinance is thirty (30) days after its passage and publication, subject to  
173 City Charter Section 5.07.

174  
175 Adopted by the Ramsey City Council the \_\_\_ day of \_\_\_\_\_, 2012.

176  
177  
178 \_\_\_\_\_  
179 Mayor

180 **ATTEST:**  
181  
182 \_\_\_\_\_  
183 City Administrator  
184

185  
186

187 **Introduction Date:** \_\_\_\_\_  
188 **Posting Dates:** \_\_\_\_\_  
189 **Adoption Date:** \_\_\_\_\_  
190 **Publication Date:** \_\_\_\_\_  
191 **Effective Date:** \_\_\_\_\_