

Sec. 117-116. - E-~~32~~ Employment District.

- (a) *Intent.* The purpose of the E-~~32~~ Employment District is to provide for the mix of typically large volumes or bulk commercial goods and services, wholesale/warehouse activities and limited retail activities and limited outdoor storage.
- (b) *Permitted uses.* The following are permitted uses, subject to general requirements and performance standards as specified by this chapter:
- ~~(1) Adult uses principal and accessory.~~
  - (12) Building materials sales stores.
  - ~~(23)~~ Governmental and public utility buildings and structures.
  - (34) Indoor commercial recreation.
  - ~~(45)~~ Manufacturing.
  - ~~(56)~~ Office buildings and uses.
  - ~~(67)~~ Radio and television offices and stations.
  - ~~(78)~~ Transportation terminals.
  - ~~(89)~~ Warehousing of non-explosive material or equipment.
  - ~~(940)~~ Wholesale business.
  - ~~(1044)~~ Storage.
  - (1142) Business incubators/multitenant facilities housing manufacturing, research labs, testing labs, offices, motor vehicle, implement and recreation equipment sales or repair, governmental or public uses, indoor commercial recreation, manufacturing, radio and television offices and stations, and wholesale businesses, provided they are indoor operations with no outside storage or display areas. A maximum of 20 percent of the units or suites of such a facility may be occupied by enclosed retail and rental activity as a principal use.
  - ~~(1243)~~ Self-storage facilities.
- (c) *Accessory uses.*
- (1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 50 percent of the gross floor space of the principal use.
  - (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) Open and outdoor storage as an accessory use not to exceed 30 percent of the property provided that:~~
    - ~~a. Storage area is surfaced with concrete or bituminous.~~
    - ~~b. This use does not take up parking space or loading area as required for conformity to this chapter.~~
  - (6) Enclosed retail and rental activity as an accessory to a permitted use in a business incubator or multitenant facility provided the retail or rental activity does not occupy more than 50 percent of the gross floor area of the occupied unit or suite.
- (d) *Conditional uses.* The following are conditional uses and require a conditional use permit based upon procedures set forth in and regulated by section 117-50:
- (1) Open and outdoor storage ~~as a principal use~~ accessory to a principal use, provided that:

- a. Storage area is surfaced with concrete or bituminous.
- b. This use does not take up parking space or loading area as required for conformity to this chapter.
- c. The provisions of section 117-51 are considered and satisfactorily met.
- d. Open and outdoor storage shall be screened from adjacent properties and public right-of-way.

- (2) Open or outdoor service, sale, display and rental as a principal use, provided that:
  - a. The use does not take up parking space or loading area as required for conformity to this chapter.
  - b. Sales area is surfaced with asphalt or concrete material to control dust.
  - c. The provisions of section 117-51 are considered and satisfactorily met.

(3) Oversizing of signs.

(4) Expansion or enlargement of lawful nonconforming uses.

(5) Cell towers.

(6) Micro-scale WECS.

(7) Medium-scale WECS.

(8) Retail sales facility for CNG (compressed natural gas) or other alternative automotive fuels. Retail sales must be an accessory to an onsite fleet fueling operation.

(9) Schools, public and private.

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

(1) Bulk standards.

Standard	Requirement
Minimum lot size	1 acre
Minimum lot width	200 feet
Building setbacks:	
Front	35 feet
Rear	25 feet
Side	25 feet
Major and minor arterials	60 feet from centerline of road right-of-way plus the local applicable setback

From service road	30 feet
Setbacks when adjacent to residential district:	
Buildings	60 feet
Off-street parking, storage areas, and driveways	40 feet
Parking and pavement (includes maneuvering areas) setback from street right-of-way	20 feet
Maximum building height	65 feet
Maximum lot coverage	45 percent

(2) 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.

(3) 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.

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

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

Type	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, or an approved alternative as referenced in section 117-348.
- 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.* If a landscape irrigation system is provided, the system shall be equipped with the following:
- 1. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).
  - 2. One or more water efficient technologies. This could include, but is not limited to, WasterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

- e. *Parking lot landscaping.* All parking lots are required to provide internal overstory tree plantings in an effort to shade parking surfaces and provide visual relief. Plantings are required at the following minimum schedule. The planting schedule is established to provide an acceptable number of plantings that may be planted in regular symmetrical patterns or irregular clusters or groupings.
1. 1 tree per every ten parking spaces.
  2. Every overstory tree planting shall be provided with a planting area of 162 square feet.
  3. Acceptable ground cover materials include sod, mulch, and other natural ground cover. Landscaping rock and plastic underlayment is not allowed.
  4. All parking lot planting areas shall include underground irrigation systems.
- f. *Bufferyards.* Bufferyards are greenspace areas 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.

		Existing Adjacent Development				
		R-1	R-2	R-3	B-1	B-2
<i>Proposed Development</i>	E-2 Bufferyard width	60 ft.	60 ft.	60 ft.	35 ft.	35 ft.
	% increase in plantings required	30%	30%	30%	20%	20%

- (4) 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.