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## 500 Business Districts

### 510 Districts Established and Purpose

The following businesses districts (B-1, B-2, B-3, I-1, and I-2) are hereby established according their purpose and the intent of the Comprehensive Plan. Collectively, these five districts are herein this chapter called "business districts."

#### 511 B-1 Neighborhood Business District

- (A) Purpose. This district is intended to provide a district which encourages compact walkable centers for office, retail sales, and personal services that connect to and serve the adjacent neighborhoods and to preserve and protect the general character of the adjacent areas.
- (B) Application – This district shall be applied to properties guided Commercial as shown on the current Comprehensive Plan.

#### 512 B-2 Community Business District

- (A) Purpose. This district is intended to provide a district for the development of community-scale office, retail sales, restaurant, and services functional for both pedestrians and automobiles.
- (B) Application – This district shall be applied to properties guided Commercial as shown on the current Comprehensive Plan.

#### 513 B-3 Regional Business District

- (A) Purpose. This district is intended to provide for large-scale commercial development, including retail, entertainment, restaurant, and other complementary commercial uses. The district is intended to provide a commercial environment that is functional for both pedestrians and automobiles serving the community and region.
- (B) Application – This district shall be applied to properties guided Commercial as shown on the current Comprehensive Plan.

#### 514 I-1 Light Industrial District

- (A) Purpose. This district is intended to provide areas in which to locate businesses that enhance the city's tax base, have a large employee base, involve manufacturing, warehousing, distribution, office uses, and other accessory retail and service uses offered on site with minimal outdoor storage. This district also accommodates large users such as indoor recreational complexes.
- (B) Application – This district shall be applied to properties guided Business Park as shown on the current Comprehensive Plan.

#### 515 I-2 General Industrial District

- (A) Purpose. This district is designed to provide a district for intense manufacturing, warehousing, distribution, and industrial uses due to the characteristics of the use of the property, and/or have an extensive amount of outdoor processing and/or outdoor storage.

- (B) Application – This district shall be applied to properties guided Business Park as shown on the current Comprehensive Plan.

#### 520 Uses

The following sections establish listings of the permitted, conditional, principal, accessory, and temporary uses for the business zoning districts (B-1, B-2, B-3, I-1, I-2). The uses have been allocated to the individual districts to allow reasonable use of properties in a manner that is compatible with the Comprehensive Plan, the purpose of each business zoning district, and the overall purpose of this chapter. Whenever in any zoning district a use is neither specifically permitted or denied, the use shall be considered prohibited.

#### 521 Primary Uses

Permitted and conditional principal uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in Section 525.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use	B-1	B-2	B-3	I-1	I-2
Adult Uses – Principal	NP	NP	C	NP	NP
Animal Service Business and Veterinary Clinics	P	P	P	P	P
Asphalt and Concrete Plants	NP	NP	NP	NP	C
Assembly Halls, Banquet Halls, or Conference Centers	NP	C	C	C	NP
Banks	P	P	P	P	NP
Breweries and Distilleries	NP	P	P	P	P
Car Washes and Detailing Services	NP	C	C	C	NP
Commercial Recreation, Indoor	NP	C	C	C	NP
Commercial Recreation, Outdoor	NP	C	C	NP	NP
Communications Towers	C	C	C	C	C
Daycare Centers	P	P	P	P	NP
Digital Billboards	NP	C	C	C	C
Distribution Facility	NP	NP	NP	NP	P
Equipment, tool, and party supply rental business	NP	NP	C	C	C
Fitness Centers	P	P/C	P/C	P/C	NP
Funeral Homes and Crematoriums	P/NP	P	P	NP/P	NP/P
Gas Station, CNG Fuel Sales	NP	C	C	C	C
Governmental or Public Facility or Utility	P	P	P	P	P
Hotels	NP	P	P	NP	NP
Manufacturing, Assembly, Production, Research and Testing Labs, and the like	NP	NP	NP	P	P
Medical and Dental Offices and Clinics	P	P	P	P	NP
Motor Vehicle Repair	NP	C	C	C	C
Motor Vehicle Sales and Showrooms and Rental	NP	NP	C	C	C
Multiple Principal Structures on one Parcel	C	C	C	C	C
Offices and Professional Services	P	P	P	P	P
Personal Services	P	P	P	P	P
Post-Secondary Educational Facility	NP	P	P	P	P
Private Clubs or Lodges	C	C	C	NP	NP
Religious Institutions	P	P	P	NP	NP
Restaurants and Brewpubs	P	P	P	P	P

Retail landscape nurseries, garden centers	NP	C	C	NP	C
Retail Sales and Showrooms	P	P	P	P	P
Self-Storage Facility	NP	C	C	NP	C
Theaters, Movie Theaters	NP	P	P	NP	NP
Vehicle Impound Yards, Salvage Yards, Tow Yards	NP	NP	NP	NP	NP
Warehousing	NP	NP	NP	P	P
Wholesale Sales	NP	NP	NP	P	P

### 522 Accessory Uses

Permitted and conditional accessory uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in Section 525. All accessory uses must be subordinate to and be accompanied by a primary use on a parcel.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Accessory Use	B-1	B-2	B-3	I-1	I-2
Accessory Dwelling Units	C	C	C	NP	NP
Accessory Storage Buildings and Garages	P	P	P	P	P
Adult Uses – Accessory	NP	P	P	NP	NP
Commercial Recreation, Outdoor	NP	C	C	C	C
Drive-Thrus	NP	C	C	C	C
Electric Vehicle Charging Stations	P	P	P	P	P
Mobile Food Units	P	P	P	P	P
Motor Fuel Stations, CNG Stations	NP	NP	NP	P	P
Motor Vehicle accessory installation	NP	P	P	P	P
Outdoor Animal Runs	NP	C	C	C	P
Outdoor Displays	P	P	P	NP	P
Outdoor Sales	C	C	C	NP	NP
Outdoor Storage	NP	NP	C	C	C
Outdoor Vehicle and Equipment Storage	NP	NP	NP	P	P
Parking Lots and Structures	P	P	P	P	P
Retail Sales and Showrooms	P	P	P	P	P
Solar Energy Systems	P	P	P	P	P
Taprooms and Cocktail Rooms	NP	P	P	P	P
Vehicle sales inventory and display lots	NP	NP	C	NP	NP
WCES	P	P	P	P	P

### 523 Temporary/Seasonal Uses

The following uses are considered temporary in nature and accessory to an established business use listed in Section 521. If a date range is given, that use is only allowed during that time period. Additional performance standards for the uses are found in Section 525.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use	B-1	B-2	B-3	I-1	I-2
Construction Trailers/Field Offices	P	P	P	P	P

Outdoor retail sales of Christmas trees, wreaths, and the like <i>November 1 – December 31.</i>	P	P	P	NP	NP
Outdoor retail sales of fireworks <i>June 15-July 15</i>	P	P	P	NP	NP
Outdoor storage of snow removal equipment, temporary salt/sand shed <i>October 15-April 15</i>	P	P	P	P	P
Outdoor retail sales of plants, flowers, and the like <i>May 1 – July 31.</i>	C	C	C	C	C
Seasonal outdoor storage of marine boats <i>September 1 through May 31</i>	NP	NP	C	C	C
Transient Merchants not listed elsewhere in this section	P	P	P	P	P

**525 Performance Standards**

Some permitted and conditional uses are further regulated based on the standards below.

- (A) Accessory dwelling units (ADU) in conjunction with certain business uses. Such business types include, but are not limited to, funeral homes or animal service businesses with boarding. Attached accessory dwelling units are permitted with the following requirements:
  - (1) Number. No more than two ADUs shall be allowed per business property.
  - (2) Occupancy. At least one resident of each ADU must be an employee of the business where the ADU is located and it is a part of the employee’s job duties to be on-site for extended or overnight hours. The unit cannot solely be rented to someone unaffiliated with the business.
  - (3) Maximum size. The maximum size of an ADU cannot exceed 800 square feet of habitable space.
  - (4) Address. The ADU must retain the same address as the principal structure.
  - (5) Utilities. Accessory dwelling units must share utilities with the principal structure.
  - (6) Ownership. Accessory dwelling units may not be sold separately from the primary residence, and cannot be created with a new tax parcel.
  - (7) The ADU is subject to rental licensing requirements of Chapter 26.
  
- (B) Adult Uses
  - (1) *Purpose.* The nature of adult uses is such that they are recognized as having adverse secondary characteristics, particularly when they are accessible to minors and located near residential property or related residential uses such as schools, day care centers, libraries or parks. Furthermore, the concentration of adult uses has an adverse effect upon the use and enjoyment of adjacent areas. The nature of adult uses requires that they not be allowed within certain zoning districts, or within minimum distances from each other or residential uses. Special regulation of adult uses is necessary to ensure that the adverse secondary effects would not contribute or enhance criminal activity in the area of such uses nor will it contribute to the blighting or downgrading of the surrounding property and lessening of its value.
  - (2) *Generally.* Adult uses as defined in this chapter shall be subject to the following general provisions:
    - a. Activities classified as obscene are not permitted and are prohibited.

- b. Adult uses, either principal or accessory, shall be prohibited from locating in any building that is also utilized for residential purposes.
  - c. Adult uses, either principal or accessory, shall be prohibited from locating in any place that is also used to dispense or consume alcoholic beverages.
  - d. An adult use that does not qualify as an accessory use pursuant to subsection (d)(1) of this section, shall be classified as an adult use - principal.
- (3) *Adult uses - principal.*
- a. Adult use - principal shall be located at least 1,000 radial feet, as measured in a straight line from the closest point of the property line of the building upon which the adult use - principal is located to the property line of:
    - 1. Residentially zoned property;
    - 2. A licensed day care center;
    - 3. A public or private educational facility classified as an elementary, junior high or senior high;
    - 4. A public library;
    - 5. A public park;
    - 6. Another adult use - principal;
    - 7. An on-sale liquor establishment; or
    - 8. Any religious organization.
  - b. No adult use - principal shall be located in the same building or upon the same property as another adult use - principal. This limitation does not apply to any business or establishment that contains more than one adult use - principal as of December 16, 1990; any such business or establishment that is required to terminate its location pursuant to this section is not prohibited from operating the same adult uses - principal that were in existence as of December 16, 1990, at any new location in the city where adult uses - principal are otherwise lawful under this Code.
  - c. Adult use - principal shall adhere to the following signing regulations.
    - 1. Sign messages shall be generic in nature and shall only identify the type of business that is being conducted.
    - 2. Sign messages shall not contain material classified as advertising.
    - 3. Signs shall comply with the requirements of size and number for the district in which they are located.
  - d. Adult use - principal shall be limited to 7:00 a.m. to 12:00 midnight for its hours of operation. A differing time schedule may be approved by the zoning administrator, subject to council appeal, if it can be satisfactorily demonstrated by the operator to the city that extended operational hours will:
    - 1. Not adversely impact or affect uses or activities within 1,000 feet.
    - 2. Will not result in increased policing and related service calls.
    - 3. Is critical to the operation of the business.
- (4) *Adult uses - accessory.*
- a. Adult use - accessory shall:
    - 1. Comprise no more than ten percent of the floor area of the establishment in which it is located.
    - 2. Comprise no more than 20 percent of the gross receipts of the entire business operation.
    - 3. Not involve or include any activity except the sale or rental of merchandise.
  - b. Adult use - accessory shall be restricted from and prohibit access to minors by the physical separation of such items from areas of general public access:

1. *Movie rentals.* Display areas shall be restricted from general view and shall be located within a separate room, the access of which is in clear view and under the control of the persons responsible for the operation.
  2. *Magazines.* Publications classified or qualifying as adult uses shall not be physically accessible to minors and shall be covered with a wrapper or other means to prevent display of any material other than the publication title.
  3. *Other use.* Adult uses - accessory not specifically cited shall comply with the intent of this section subject to the approval of the zoning administrator.
- c. Adult use - accessory shall be prohibited from both internal and external advertising and signing of adult materials and products.
- (5) *Nonconforming adult use - principal or accessory.* Adult uses which are classified as legal nonconforming uses may continue in accordance with the provisions of this chapter, except that any such nonconforming use shall be terminated and become illegal on and after January 31, 1992. To the extent possible, the city shall attempt to identify all such uses which become classified as nonconforming under the provisions of this subdivision and shall notify the property owners and operators of such uses in writing of the change in status and the terms and conditions which apply. The owner of any property on which an adult use is located may apply to the council for an extension of the termination date. Any such application shall be in writing and be received by the city no later than December 31, 1991. Failure to submit a timely extension application shall constitute a waiver of the right to request an extension. The council may grant such an extension if upon the council's determination, the applicant demonstrates that the amortization period is an unreasonable burden upon the business and does not allow adequate time to recover a reasonable return upon the business investment. The applicant shall have the burden of proof to demonstrate hardship with the established termination date and also the time required for an extension. In making its decision, the council may consider any factor relevant to the issue, including but not limited to:
- a. The degree or magnitude of threat to the public health, safety and general welfare posed by the secondary impacts of the operation.
  - b. The length of time that the adult use has been operating.
  - c. The ease by which the property could be converted to a conforming use.
  - d. The nature and character of the surrounding neighborhood.
  - e. The value and condition of the improvements on the property.
  - f. The amount of the applicant's investment in the business.
  - g. The amount of investment already realized.
  - h. The cost of relocating the adult use.

(C) **Breweries and Distilleries**

- (1) In B2 and B3 districts, production is limited to 15,000 barrels per year and must be accompanied by a taproom/cocktail room.
- (2) In I1 and I2, there is no production limit.

(D) **Commercial Indoor Recreation**

- (1) In B1 district, the indoor space is limited to 2,000 square feet.
- (2) **Indoor Shooting Ranges:**
  - (a) All firearms not in use in firing range lanes/stalls shall be unloaded and properly cased at all times in accordance with Minnesota laws.
  - (b) Controlled access to the shooting range shall be maintained at all times.

- (c) Any weapons stored overnight on the premises shall be properly secured, per direction from the police chief.
  
- (E) Commercial Outdoor Recreation
  - (1) As an accessory use, it must be in conjunction with a brewery and taproom, restaurant, brewpub use.
  
- (F) Construction trailer/Field Office – must be in conjunction with an active building permit onsite. The construction trailer/field office must be removed within two weeks of the building obtaining a certificate of occupancy.
  
- (G) Drive-Thrus
  - (1) All stacking space for vehicles shall be off-street and shall be constructed to size that will accommodate a reasonable number of vehicles for the use. A minimum of ten stacked vehicles shall be accommodated.
  - (2) Drive-thrus, menu boards, ordering equipment, and stacking queues shall be screened from view of abutting residential districts.
  - (3) Ordering equipment must not be audible from adjacent properties or rights-of-way.
  - (4) A bypass lane is required.
  
- (H) Fitness Centers.
  - (1) Permitted Use - In B1, B2, B3, and I1 districts, a fitness center use is limited to 2,000 square feet as a permitted use.
  - (2) Conditional Use – In B2, B3, and I1 districts, a fitness center use over 2,000 square feet is a conditional use. Fitness centers over 2,000 square feet are not permitted in the B1 district.
  
- (I) Funeral Homes and Crematoriums.
  - (1) In the B1 district, a crematorium is not permitted.
  - (2) In the B2 and B3 districts, a crematorium must be accompanied by a funeral home.
  - (3) In the I1 and I2 districts, a funeral home is not permitted, though a crematorium as a primary use is allowed as a permitted use.
  
- (J) Gas Stations, CNG Fuel Stations.
  - (1) Adequate space shall be provided to access gas pumps and allow maneuverability around the pumps
  - (2) 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.
  - (3) 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.
  - (4) As an accessory use, fueling areas and canopies must be located to the rear or side of the principal structure.
  
- (K) Mobile Food Units. A mobile food unit is considered an accessory use to an established business use with the following requirements:
  - (1) The owner/operator of the mobile food unit shall have written permission of the current property owner to locate in a designated area.

- (2) The owner/operator of the mobile food unit must keep a copy of the mobile food unit license with the unit and demonstrate compliance with the license set forth in Chapter 26 upon inspection.
  - (3) The area(s) designated for the mobile food unit and accessory outdoor seating may not block sidewalks, walkways, impede pedestrian or vehicular traffic, or interfere with public safety.
  - (4) Mobile food unit locations are limited to private property located in a COR, Business, or Industrial District as listed in [this chapter](#).
  - (5) Mobile food units shall be located on an established parking area or on an asphalt or concrete surface.
  - (6) The owner/operator must provide waste receptacles for customer use and keep the site in a neat and orderly fashion, free from litter, refuse, debris, junk, or other waste which results in offensive odors or unsightly conditions.
  - (7) Temporary freestanding signage is permitted in the form of up to two "A" frame or sandwich boards not to exceed six square feet per side. The signs must be placed within 10 feet of the mobile food unit. Flags and banners attached directly to the mobile food unit are permitted.
  - (8) Mobile food units must vacate the property between 11:00 pm and 8:00 am the following day.
    - (A) *Exception.* A mobile food unit may remain in place overnight in conjunction with a multi-day special event permit.
  - (9) Deviations from the standards above may be considered with a special event permit.
- (L) Motor Vehicle Repair. The following standards are required for operating a motor vehicle repair business.
- (1) All repair operations must be conducted inside a building.
  - (2) All vehicles must be properly licensed.
  - (3) Parking of any vehicle is prohibited on an adjacent public roadway.
  - (4) Visibly damaged vehicles parked outdoors must be screened.
- (M) Motor Vehicle Sales/[Vehicle sales inventory and display lots](#) and vehicle showrooms. The following are standards for motor vehicle sales (includes RVs, trailers, campers, golf carts, farm implements, construction equipment, and the like):
- (1) In I1 and I2 districts, sales and inventory must be located indoors only. No outdoor displays or parking of sales vehicles are permitted.
  - (2) The building on the property must occupy at least ten (10) percent of the buildable site.
  - (3) A minimum lot area of two (2) buildable acres is required.
  - (4) Only one state-licensed business entity is allowed per property.
  - (5) State wholesale and lessor licenses may be considered office uses provided no vehicles are located on site.
  - (6) Vehicle sales inventory and display lots must follow the same design requirements as a parking lot found in Section 560.
- (N) Outdoor Animal Runs
- (1) Outdoor animal runs are only allowed in conjunction with an animal service business.
  - (2) In the I1 district, the runs must not be located closer to the street than the front façade of the building.
  - (3) The area of the outdoor animal run must not exceed 20 percent of the building or tenant area the animal service business is occupying.



(O) Outdoor Storage, Sales, and Display; Seasonal Outdoor Storage or Sales

- (1) Outdoor storage, Sales, and Display site requirements for each of the districts in which it is an allowed use:

	B-1	B-2	B-3	I-1	I-2
Allows outdoor display	Yes	Yes	Yes	No	Yes
Allows outdoor sales	Yes	Yes	Yes	No	No
Allows outdoor storage	No	No	Yes	Yes	Yes
Minimum lot area to allow outdoor storage	N/A	N/A	1 acre	5 acres	No minimum
Area limit (total of sales, display, and storage)	5% building footprint	10% building footprint	30% building footprint	30% of building footprint	50% of parcel
Location Restriction	Front or side of building; within 6 feet of the building	Front or side of building	Front, side, or rear of building	Side and rear of building	No Restriction
Setback from rights-of-way	10 feet	10 feet	20 feet	20 feet	20 feet
Setback from side or rear	5 feet	5 feet	5 feet	5 feet	5 feet
Setback from Residential Use	35 feet	35 feet	35 feet	50 feet	50 feet
Surface Material	Pavement	Pavement	Pavement	Pavement	Pavement or dustless
Outdoor storage screening required	N/A	N/A	Yes	Yes	Yes

- (2) Outdoor storage areas must not take up required parking spaces, drive aisles, landscaped areas, or loading areas.
- (3) Storage areas must not be used for junk or debris and shall comply with chapter 30 of the Ramsey City Code entitled Public Nuisances.
- (4) With the exception of seasonal sales of fireworks and seasonal sales of Christmas trees, wreaths, and the like, all items sold, displayed, and stored outdoors must be directly related to the business operation inside the building on site.
- (5) The seasonal outdoor retail sales uses listed in Section 523 may be located on any side of the building.
- (6) Seasonal outdoor storage of snow removal equipment and temporary salt/sand sheds must be located to the side or rear of the building and screened from public rights-of-way.

(P) Retail Landscape nurseries/garden centers

- (1) Plants, trees, shrubs, and other vegetation available for sale outdoors is exempt from the outdoor storage, sales, and display regulations in this section.
- (2) All plants, trees, shrubs, and other vegetation available for sale must be in pots or containers.

(Q) Self Storage Facility

- (1) In B2, the rental spaces within the principal structure must be internally-accessed and climate-controlled.
- (2) Multiple buildings on the same property are considered permitted. The architectural design of all buildings must be coordinated.

## 530 Bulk Standards

- (A) The following bulk standards are required for all properties and buildings in business districts unless regulated elsewhere in this chapter:

	B-1	B-2	B-3	I-1	I-2
Lot Area	0.5 acre	0.5 acre	0.75 acre	0.75 acre	1 acre
Lot Width	100 feet	100 feet	100 feet	200 feet	200 feet
Lot Depth	150 feet	150 feet			
Building Height Maximum	35 feet	40 feet	50 feet	65 feet	65 feet
Minimum Building Footprint	N/A	N/A	2,000 sqft	5,000 sqft	5,000 sqft
Maximum Building Footprint	35%	35%	40%	50%	50%
Maximum Impervious Coverage					
Front Setback	20 feet	20 feet	20 feet	20 feet	20 feet
Side Setback (interior)	10 feet	10 feet	10 feet	20 feet	20 feet
Side Setback (to right-of-way)	20 feet	20 feet	20 feet	20 feet	20 feet
Rear Setback	35 feet	35 feet	35 feet	25 feet	25 feet
Setback to a residential district	60 feet	60 feet	60 feet	80 feet	80 feet

- (B) Zero-Lot-Line Standards. The side and rear setback requirements in the above table may become zero feet in the following situations:
- (1) Along a property line abutting a railroad right-of-way.
  - (2) In a shopping center or coordinated development where two or more buildings are abutting and parking or other site improvements are shared.

## 550 Accessory Structures

Accessory structures on business properties must be incidental and subordinate to the principal use on the site. Following are standards for accessory structures on business properties:

- (A) Structure design. All exterior materials must be compatible and coordinated with the principal structure.
- (B) Location. All accessory buildings must be located to the side or rear of the front façade of the principal structure, with the exception of gas station canopies.
- (C) Setbacks. All accessory structures must be set back at least 10 feet from side and rear property lines.
- (D) Size. The total area of accessory structures is limited to 10 percent of the footprint of the principle structure, except for gas station canopies which have no limitation.
- (E) Quantity. No more than one structure per five acres of lot area is permitted.

## 560 Business Parking Standards

### (A) General requirements

- (1) Property that constitutes required off-street parking areas may not be separated, through sale or other means, from the property containing the principal use for which the parking area is required.
- (2) All off-street parking spaces shall have direct access off driveways and drive aisles and not directly off the public street unless otherwise approved by city council.

- (3) Required parking facilities serving two or more uses may be located on the same lot or in the same structure, provided that the total number of parking spaces furnished shall not be less than the sum of separate requirements for each use. The council may approve the joint use of parking facilities by the following uses or activities under the following conditions:
- a. ~~For the purposes of this section, the following uses are considered as daytime uses: banks, business offices, or wholesale or similar uses.~~
  - b. ~~The following are to be considered as nighttime or Sunday uses: auditoriums incidental to a public or parochial school, churches, bowling alleys, dance halls, theaters, retail stores, personal service shops, bars or restaurants.~~
  - c. ~~Up to 50 percent of the parking facilities required for nighttime uses may be supplied by the off-street parking facilities provided by daytime uses and vice versa.~~
  - a. Conditions required for joint use: the proposed joint parking space is within 500 feet of the use it will serve; the applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.
  - b. A properly drawn legal instrument executed by the parties concerned for joint use of off-street parking facilities shall be filed with the zoning administrator, which shall run with the land and be recorded with the county recorder's office. This instrument must include a maintenance provision.
  - c. Reserved parking prohibited. All parking spaces in a shared parking lot must be available to all uses equally.
- (4) Time limit spaces authorized. Up to ten percent of spaces in a parking lot may be designated for limited-duration parking (i.e. 10-minute parking).

(B) *Off-street parking spaces required.* Paved off-street parking spaces, driveways, and drive aisles shall be provided in accordance with the specifications in this Code in any district whenever any new use is established or existing use is enlarged. ~~Screening as described in this section may be required where it is necessary to protect the aesthetic characteristics of residential neighborhoods (one space equals 300 square feet). When application of these regulations results in a requirement of a fractional space, any fraction up to and including one-half shall be disregarded. Fractions over one-half shall count as one additional space.~~ For uses not listed in the following table, a parking justification report shall be submitted to the zoning administrator explaining the anticipated parking needs based on the number of employees, customers, and visitors.

Use	Parking Space Required
Bowling alleys	Five spaces per lane.
Offices (excluding medical/dental of floor space).	One space for each 300 square feet offices (excluding medical/dental of floor space).
Clubs, lodginghouses	One space for each 100 square feet of floor area.
Churches, Assembly Uses: Religious Institutions, theaters	One space for each three seats auditoriums, mortuaries or for each five feet of pew and other places of length assembly of design capacity.
Convenience store, with and without gas sales	One space for each 250 square feet of floor space. Parking at each service pump qualifies as a parking space for calculation purposes.
Drive-ins	<del>At least 15 spaces for those serving food and refreshments and at least 10 spaces for all others.</del>

Hospitals	One space for each four beds and an additional space for each employee.
Industrial and manufacturing	One space for each 1000 square feet of floor space.
Office warehouse	<del>The minimum number of spaces shall be calculated by using parking space standards for office and industrial uses as applied to the corresponding floor space.</del>
Medical/dental clinics	Three spaces per doctor/dentist.
Overnight lodging facilities	One space for each unit and one space for each employee.
Outdoor sales and open	<del>Merchandise displays in open sales lots and in outdoor sales premises shall have a minimum setback of 20 feet from the front property line and shall provide one parking space for each 800 square feet of merchandise area; except that, for auto sales lots, there shall be one parking space for each 10 autos displayed.</del>
Retail shopping	One space for each 200 square feet of floor space for retail uses under 20,000 square feet. One space for each 250 square feet of floor space for retail uses over 20,000 square feet.
Restaurants, <del>&amp; drinking</del> Brewpubs, Taprooms, Cocktail Rooms	One space for each three seats or design capacity.
Motor vehicle, implement, and recreation equipment service and repair facilities	Three spaces for each enclosed bay and one space for each full-time employee.

(C) Parking Maximum. For uses listed in the table above, uses may not exceed the calculated amount by 20 percent without submitting a parking justification report.

(D) *Parking spaces and drive aisles.* Minimum parking space and drive aisle sizes shall be as follows:

	Stall Width	Stall Depth	Aisle Width
90 degree	9 feet	18 feet	24 feet
60 degree	9 feet	17 feet	17 feet
45 degree	9 feet	19 feet	11 feet

(1) Motorcycle parking spaces may be provided. Such spaces shall be at least ten feet by five feet, have a concrete surface, and signed as such. Motorcycle spaces do not count towards the required parking spaces.

(E) Design Requirements

(1) All parking lot, drive aisles, driveways, loading areas, and the like shall be paved with a continuous hard surface such as concrete or bituminous. Driveway-rated pavers may be used. Concrete curbing must be used with a bituminous surface.

(2) **Setbacks – Parking lots and drive aisles have the following setbacks:**

- a. From public rights-of-way – 20 feet
  - b. Side and rear property lines – 5 feet
  - c. Side or rear adjacent to a residential zone – 35 feet.
- (3) Vehicle sales and rental inventory and display lots must follow these design requirements.
- (4) Structured Parking.
- a. Structured parking facilities shall be considered buildings for the purposes of setbacks.
  - b. Structures must be designed architecturally compatible with the building it is intended to serve. All levels must have exterior wall segments suitable to screen headlights of the parked vehicles.

#### 561 Loading

- (A) One off-street loading berth/dock or designated loading zone shall be provided for every business and industrial use.
- (B) Loading, unloading, and transferring of product or materials to and from commercial vehicles must not occur on a public roadway.

#### 565 Waste Management

All waste must be located in dumpsters or trash bins. Waste enclosures architecturally compatible with the principal structure shall screen the dumpsters or trash bins and have opaque gates shall be provided in B1, B2, B3, and I1 districts. Alternatively, a designated room interior to the building may be used.

#### 570 Business Landscaping Standards

- (A) *Intent.* The City of Ramsey recognizes the advantages that landscaping and screening can provide, including enhanced health, safety, aesthetic, ecological and economic value. The intent of this section is to:
- (1) Enhance the quality of life within the city;
  - (2) Enhance aesthetic view of development(s) from public roads;
  - (3) Maintain and enhance property values;
  - (4) Aid in both physical and mental human health;
  - (5) Improve air quality and buffer against noise, glare, and heat;
  - (6) Reduce the potential for crime and violence;
  - (7) Improve energy efficiency;
  - (8) Add visual interest to blank building facades and soften appearance of hardscaping and buildings with accent plantings;
  - (9) Complement adjacent land uses;
  - (10) Improve the visual quality and continuity within and between developments;
  - (11) Reduce storm water runoff;
  - (12) Encourage the establishment and/or restoration of native landscapes.
- (B) *Goals and objectives.* Landscaping for any project is intended to achieve the following goals and objectives:
- (1) Provide immediate aesthetic enhancements to a development site while also taking into account space and input needs of plantings well into the future;
  - (2) Encourage a healthy environment and landscape in the future;
  - (3) Ensure a diverse mixture of species to protect against future pests and pathogens;
  - (4) Encourage native landscapes in suitable locations with appropriate management plans.
- (C) *Landscaping requirements.*
- (1) *Topsoil and ground cover.* All exposed ground areas, including boulevards and areas not devoted to off-street parking, driveways, sidewalks, trails, patios or other such impervious

improvements, shall be landscaped with turf, shrubs, trees, native grasses and wildflowers and/or other ornamental landscape materials within six months of the date of issuance of the certificate of occupancy.

- a. *Topsoil.* In all zoning districts, a minimum of four inches of topsoil, ~~as defined in section 117-1~~, shall be applied across all exposed ground areas to the edge of improved streets, sidewalks, driveways and other impervious surfaces, excluding natural areas that are left undisturbed, whenever a building permit is issued for the construction of a principal building.
    1. The depth of topsoil at the time of inspection shall be not less than four inches.
    2. Alternatives to the import of topsoil, such as compost or other soil amendments known to improve soil water holding capacity may be permitted, but only with the prior approval of the city engineer.
  - b. *Required ground cover.* In all **business** zoning districts ~~except R-1~~, all portions of a site not covered by structures, concrete, or asphalt, but excluding natural areas that are left undisturbed, shall be finished with sod and plantings, up to the edge of improved streets and other impervious surfaces. Any alternative to the sod requirement shall require City Council approval.
    1. ~~In the R-1 Residential District~~, Sod is required in all boulevards, excluding those areas devoted to sidewalks, trails and driveways.
    2. The remainder of a yard may be established with sod, seed, natural ground cover and/or native grasses and wildflowers. Noxious weeds do not constitute allowable ground cover.
    3. A landscape escrow, in an amount to be determined by the building official, shall be deposited for all required landscaping, including topsoil, sod and trees, which is not established at the time of issuance of a certificate of occupancy. Installation of required landscaping, including topsoil, sod (or seeding where permitted by this Code) and trees, shall be completed within six months of the issuance of the certificate of occupancy, weather permitting. The city may draw upon the escrow to install the required landscaping if said work is not completed within six months of the date of issuance of the certificate of occupancy. **When seeded, the turf must be at least 6 inches in height in order to qualify for escrow release.**
- (2) *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:
- a. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).
  - b. One or more water efficient technologies. This could include, but is not limited to, WaterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.
- (3) *Existing trees.* A reasonable attempt shall be made to preserve as many existing trees as is practicable and incorporate them into a development ~~(see division 5, Tree Preservation for inventory and preservation requirements)~~. For each healthy significant tree retained on site and not identified on the city's list of prohibited trees, one overstory tree, or the equivalent canopy square footage, can be deducted from the minimum planting requirements.
- (4) *Planting types.* Acceptable planting types shall be determined by the Ramsey Tree Book. The complement of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous. Not more than 25 percent of the required plantings shall consist of ornamental or understory trees. Projects should attempt to limit the planting of any one genus to no more than 20 percent of the total plantings.

(7) *Planting requirements for business and employment districts (B-1, B-2, B-3, Neighborhood Business, H-1, I-1, I-2, and E-3).*

- a. *Business districts (B-1, B-2, B-3, Neighborhood Business, and H-1).* The minimum number of trees required are outlined in the table below. These are minimum requirements and can be supplemented with other plantings, as well as flowers and various ground covers that would be appropriate to produce a complete and quality landscape.

Planting Type	Required Numbers
Deciduous/coniferous trees	1 tree per 50 lineal feet of site perimeter, or 1 tree per 1,000 square feet of building footprint, whichever is greater. For building expansions, 1 additional tree is required for each 1,000 square feet of new building footprint area.
Shrubs	1 shrub per 30 lineal feet of site perimeter or 1 shrub per 300 square feet of building footprint area, whichever is greater.

- b. *Business districts.* The minimum number of plantings required shall be determined based on canopy cover. To fulfill the planting requirements, a combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage. The minimum canopy cover required shall be as follows:
- Determine ratio of impervious area (including stormwater ponds below the 100-year flood elevation) to entire site.
  - Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.
  - The following formula shall be utilized to determine the average canopy cover of a species:  $[(\text{Minimum} + \text{Maximum Spread}) \div 4]^2 \times \pi \times (0.65 \text{ for preferred species or } 0.50 \text{ for acceptable species, as identified in the Ramsey Tree Book})$ .
- c. *Minimum size of plantings.* Required trees and shrubs shall meet or exceed the following size standards:

Plant Type	Size
Deciduous Tree	2.5 inch caliper
Coniferous Tree	6 feet in height
Ornamental/Understory Tree	1.5 inch caliper
Deciduous Shrub	2 feet in height
Coniferous Shrub	2 feet in height or width, based on growth characteristics

- d. *Road frontage plantings.* For every 35 feet of public road frontage, one overstory tree shall be planted adjacent to the road right-of-way on private property. These plantings are credited toward the minimum planting requirements.
- e. *Parking lot landscaping.* All parking lots are required to provide internal and/or adjacent overstory tree plantings in an effort to shade parking surfaces and provide visual relief. 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. Plantings are required at the following minimum schedule:
- 1 tree per every ten parking spaces.
  - Every overstory tree planting shall be provided with a planting area of at least 162 square feet.

3. Acceptable ground cover materials include sod, mulch, and other natural ground cover. Landscaping rock and plastic underlayment is prohibited in planting islands.
- f. *Bufferyards.* Bufferyards help 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, 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 is required in the bufferyard. The table below outlines the minimum required additional plantings, expressed as a percentage of the total required site landscaping:

Proposed Development	Existing Adjacent Development							
	R-1	R-2	R-3	NBD	B-1	B-2	B-3	H-1
Neighborhood Business (NBD) Bufferyard width	40 feet	30 feet	20 feet	NA	NA	NA	NA	NA
% increase in plantings	25%	20%	02%					
B-1 Bufferyard width	40 feet	30 feet	20 feet	NA	NA	NA	NA	NA
% increase in plantings	30%	25%	20%					
B-2 Bufferyard width	50 feet	40 feet	30 feet	NA	NA	NA	NA	NA
% increase in plantings	30%	25%	25%					
B-3 Bufferyard width	50 feet	40 feet	30 feet	NA	NA	NA	NA	NA
% increase in plantings	30%	25%	20%					
H-1 Bufferyard width	50 feet	40 feet	30 feet	NA	NA	NA	NA	NA
% increase in plantings	30%	25%	20%					
I-1 Bufferyard width	60 feet	60 feet	60 feet	35 feet	35 feet	35 feet	35 feet	35 feet
% increase in plantings	30%	30%	30%	20%	20%	20%	20%	20%
I-2 Bufferyard width	60 feet	60 feet	60 feet	35 feet	35 feet	35 feet	35 feet	35 feet



% increase in plantings	30%	30%	30%	20%	20%	20%	20%	20%
E-3 Bufferyard width	60 feet	60 feet	60 feet	35 feet	35 feet	35 feet	35 feet	35 feet
% increase in plantings	30%	30%	30%	20%	20%	20%	20%	20%

2. As an alternative method for screening in the Neighborhood Business, B-1, B-2, B-3, H-1, I-1, I-2 and E-3 Districts, fences that are 100 percent opaque may be used to mitigate the impacts of businesses that are adjacent to residential areas. Fences are 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.
- g. Credit for preservation or establishment of native grasses and plant communities. The total number of required trees may be offset by the provision of native grasses and wildflowers. Establishment or preservation of native plant communities can reduce the required number of tree plantings by one tree per 500 square feet of native grass/plant community area. Credit may not exceed 50 percent of the total requirements.
1. This area(s) must be shown on both the landscape plan and the grading plan.
  2. Species, quantities, and application method and rates, shall all be provided as part of the landscape plan.
  3. A three-year management plan shall be submitted for review and approval by the city as part of the civil plan set. Thereafter, an annual management plan shall be submitted to the city every year by March 1.

#### 580 Business Architectural Design Standards

- (A) **Primary Exterior Materials.** All exterior wall finishes on any building shall consist of one or more of the following primary materials comprising at least 70 percent of a building façade:
- (1) Face brick and architectural concrete masonry units;
  - (2) Stucco;
  - (3) Glass;
  - (4) Natural or cementous stone;
  - (5) Specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture;
  - (6) Factory fabricated panel materials;
  - (7) Other materials as may be approved by the Planning Commission and City Council given the building's use and context.
- (B) **Accent Exterior Materials.** Exterior wall finishes on any building may consist of one or more of the following accent materials combined limited to 30 percent of each side of a building facade:
- (1) Wood
  - (2) EIFS
  - (3) Metals

- (4) Vinyl
- (5) Other materials as may be approved by the Planning Commission and City Council given the building's use and context.

#### 581 Screening

- (1) Rooftop HVAC and other mechanical units must be screened from views from the property lines using the following means:
  - a. Proper placement on the roof.
  - b. An integrated screen panel that is architecturally compatible with the building.
  - c. Parapet heights sufficient for screening the views.
- (2) Ground-mounted HVAC and other mechanical units must be screened from views from the property lines using the following means:
  - a. Privacy fencing
  - b. An integrated screen panel that is architecturally compatible with the building.
  - c. Landscaped berms.
- (3) Loading Docks and designated loading areas shall be screened from adjacent residential uses and public rights-of-way using the following means:
  - a. Wing walls.
  - b. Privacy fencing.
  - c. Landscaped berms.
- (4) Parking lots and drive aisles must be screened with a landscaped berm suitable for screening the headlights of the parked vehicles from public rights-of-way.

#### 585 Commercial Fencing

- (A) Fencing Materials. The following fence materials are permitted on business properties:
  - (1) Vinyl coated Chain Link
  - (2) Privacy fences constructed of wood or a maintenance-free composite material
  - (3) Extruded aluminum, wrought iron, or a similar durable decorative fence material.
- (B) Prohibited Fencing Materials. The following fence materials are prohibited on business properties:
  - (1) Barbed wire, concertina wire, or the like
  - (2) Exposed galvanized metals
  - (3) Electric fencing
  - (4) Any material not typically intended for use or construction as a fence such as, but not limited to, pallets or plywood.
  - (5) Snow fencing between April 1 and October 31.
- (C) Design Standards
  - (1) All posts and support structures for fencing must be located on the inside of the fence.
  - (2) The maximum height of commercial fencing is 8 feet. This limit is waived when used in conjunction with a commercial outdoor recreation use where a taller fence is needed for containment of tennis balls, golf balls, and the like.
- (D) Setbacks and Placement
  - (1) Other than fences required for screening outdoor storage areas or in the I2 district, no fencing over 4 feet in height shall be located closer to the right-of-way line for any business use than the plane of the building.