

Section 541 - Zoning: business park

541.01 Business Park. The purpose of the Business Park District is intended to allow for business and industrial operations. The performance standards for this district are intended to establish and maintain high quality site planning, architecture, signage and landscape design to create an attractive and unified development character.

541.02 Uses. Within the Business Park District, no building or land shall be used except for one or more of the following uses:

- a. Free standing office buildings for corporate, administrative, executive, professional, research, sales representatives' offices, or similar organizations and hotels.
- b. Office, showroom and tech uses that occupy at least 60 percent of the gross floor area of the building and warehouse, and light manufacturing uses that occupy a maximum of 40 percent. (Amended Ord. 03-898)
- c. Retail sale of products manufactured, warehoused or distributed on the premises where the retail floor area does not exceed 15 percent of the gross floor area or 3,000 square feet, whichever is less, of the building in which the sales area is located.

If the business park is phased over a period of time, a plan for the overall site development shall be submitted for approval.

541.03 District standards. No building or land in the Business Park District shall be used except in conformance with the following:

- a) minimum lot size 1 acre (43,560 square feet)
- b) minimum lot width 100 feet
- c) building height: maximum 45 feet  
     building heights up to 80 feet maybe permitted with an increase of a two foot setback for each additional foot of building height abutting a residential district.
- d) minimum building setbacks
  - 1) front yard      20 feet  
                       50 feet abutting residential district
  - 2) side yard       20 feet  
                       50 feet abutting residential district

- 3) rear yard 20 feet  
50 feet abutting residential district
- e) floor area ratio 1.00
- f) minimum parking setbacks
  - 1) front yard: 20 feet  
50 feet abutting residential district
  - 2) side yard: 10 feet  
50 feet abutting residential district
  - 3) rear yard: 10 feet  
50 feet abutting residential district

(If the development involves a parking structure, the building setbacks apply to the parking structure)

g) lot coverage: Maximum lot coverage shall be 85 percent and shall be calculated to include buildings footprints; parking areas; driveways; loading, storage and trash areas and other areas covered by any impervious surface.

541.04. Parking and loading areas. Subdivision 1. Off-street parking and loading areas must conform to the requirements of Section 550 with the following additional requirements:

Subd. 2. Curbs. All parking and loading areas, aisles and driveways shall be bordered with raised concrete curbs approved by the City.

Subd. 3. Loading docks. All loading docks shall be located on the interior of the site or shall be screened from the public right-of-way.

Subd. 4. Buffer. A planting buffer screen shall screen all off-street parking. This buffer shall include a berm at a minimum height of three and one-half feet and landscaping adequate to screen the parking lot.

Subd. 5. Traffic. The project shall be designed to minimize traffic impacts to any adjacent residential neighborhood. A traffic study may be required to demonstrate compliance with the requirement.

541.05. Trash. The trash areas on the site shall be consolidated. Trash, recyclable materials, and associated handling equipment shall be stored within the principal structure or in an accessory structure, attached or separate from the primary structure, constructed of building material compatible with the principal structure.

541.06. Open Storage. Open storage areas shall be prohibited in the business park zoning district. Long-term outdoor parking or storage of commercial tractors and trailers is also prohibited.

541.07. Landscaping requirements. Subdivision 1. All open areas of a lot that are not used or improved for required parking areas and drives shall be landscaped with a combination of overstory trees, understory trees, shrubs, flowers and ground cover materials. The plan for landscaping shall include ground cover, bushes, shrubbery, trees, sculpture, fountains, decorative walks or other similar site design features or materials. The following table is a minimum value for bushes, shrubbery and trees:

Project Value (Including building construction, improvements)	Minimum Landscape Value
Below \$1,000,000	2%
\$1,000,000 - \$2,000,000	\$20,000 + 1% of project value in excess of \$1,000,000
\$2,000,000--\$3,000,000	\$30,000 + .75% of project value in excess of \$2,000,000
\$3,000,000--\$4,000,000	\$37,500 + .25% of project value in excess of \$3,000,000
over \$4,000,000	1%

Documentation showing an estimated dollar amount of landscaping shall be provided to the City prior to any approval.

Subd. 2. Existing materials. In instances where healthy plant materials of acceptable species as determined by the City Forester exist on a site prior to its development, the application of the standards in this subdivision may be adjusted by the City to allow credit for such material, provided that such adjustment is consistent with the intent of this ordinance. The City may permit the seeding of areas reserved for future expansion of the development if consistent with the intent of this ordinance.

Subd. 3. Preservation. A reasonable attempt shall be made to preserve as many existing trees as is practicable and to incorporate them into the site plan. A plan shall be submitted to the City showing the step to be undertaken to preserve the existing trees.

Subd. 4. Size. All new overstory trees shall be balled and burlapped or moved from the growing site by tree spade. Deciduous trees shall have a minimum caliper of 2 1/2 inches. Coniferous trees shall be a minimum of six feet in height. Ornamental trees shall have a minimum caliper of 1 1/2 inches.

Subd. 5. Ground cover. All site areas not covered by buildings, sidewalks, parking lots, driveways, patios or similar hard surface materials shall be covered with sod or an equivalent ground cover approved by the City. This requirement shall not apply to site areas retained in a natural state.

Subd. 6. Irrigation. In order to provide for adequate maintenance of landscaped areas, an underground sprinkler system shall be provided as part of each new development. A sprinkler system shall be provided for all landscaped areas except areas to be preserved in a natural state. The sprinkler system is required to have a sensor for an automatic shut-off to prevent the system from operating when it is raining.

Subd. 7. Parking areas. Parking areas shall be landscaped and planted throughout the lot to the extent of at least 5% (excluding landscaping abutting the parking area and any public right-of-way) of the actual surfaced area.

Subd. 8. Internal plans. The landscape plan shall also show the pathway system both interior and exterior, width and materials, screening fences with details, lighting system, recreation features, if any.

541.08. Architectural Standards. It is not the intent of the City to restrict design freedom unduly when reviewing project architecture in connection with a site and building plan. However, it is in the best interest of the City to promote high standards of architecture design and compatibility with surrounding structures and neighborhoods.

a) architectural plans shall be prepared by an architect or other qualified person acceptable to the planning department and shall show the following:

- 1) elevations of all sides of the building;
- 2) type and color of exterior building materials;
- 3) typical floor plan;
- 4) dimensions of all structures; and
- 5) the location of trash containers and of heating, ventilation and air conditioning equipment.

b) all buildings shall be finished on all sides with permanent finished materials of consistent quality. Major exterior surfaces of all primary structures shall be face brick, architectural concrete, glass, stucco, synthetic stucco, decorative block, or stone. Precast panels and concrete block may be acceptable if incorporated in a building design that is compatible with other development throughout the district. The determination if precast panels and concrete block are acceptable is in the sole discretion of the Zoning and Planning Commission and City Council. A wall surface may use wood, vinyl, or metal, as accent material, provided they are appropriately integrated into the overall building design.

c) all rooftop or ground mounted mechanical equipment, satellite dish antennas, and exterior trash storage areas shall be screened with materials compatible with the principal structure.

d) underground utilities shall be provided for all new and substantially renovated structures.

e) accessory structures, either attached or detached from the primary structure, shall be constructed of identical materials, style, quality, and appearance as the principal structure.

f) screen walls, and exposed areas of retaining walls shall be of a similar type, quality, and appearance as the principal structure.

541.09. Other information. The staff may require other information to complete the review of a business park. Other requirements may include a traffic study, lighting analysis, and a shadow analysis. All studies and analysis will be paid for by the applicant.

541.10. Lighting. A lighting/illumination plan shall be submitted for review. The lighting/illumination plan shall detail the type and quantity of the lighting on the site. Plans for site lighting shall be coordinated with the landscape plan for developments within the subject area. Such lighting plans shall be designed to avoid any off-site glare from site lighting and any unnecessary light trespass. Maximum fixture height shall be compatible with the scale for the development and adjacent landscape features.