

11-4-15: BP BUSINESS PARK DISTRICT:

A. Purpose And Intent: The purpose of the BP business park district is to provide for the establishment of corporate headquarters, businesses, healthcare offices and related professional and service uses that do not require outdoor storage in an environment that provides a high level of amenities including landscaping, preservation of natural features, and architectural standards. (Ord. B-168, 4-4-2006)

B. Permitted Uses: The following uses are permitted uses in the BP Business Park District:

Breweries and small breweries, with or without associated taprooms, subject to:

1. Outdoor seating is subject to the performance standards outlined for outdoor seating in section [3-1-14](#) of this Code and subsection [11-4-14D](#) of this chapter.

Commercial indoor recreation.

Financial institutions, without drive-through facilities.

Light manufacturing, processing, and assembly uses conducted entirely within an enclosed building.

Medical or dental clinics.

Microdistilleries, with or without associated cocktail rooms, subject to:

1. Outdoor seating is subject to the performance standards outlined for outdoor seating in section [3-1-14](#) of this Code and subsection [11-4-14D](#) of this chapter.

Motion picture, recording, television and radio production studios, excluding towers or antennas.

Office, showroom.

Office, warehouse.

Printing and duplicating shops.

Professional service and office uses.

Public buildings and uses.

Small wireless facilities within right-of-way, subject to the regulations contained in [title 4, chapter 2](#) of this Code.

Testing, research and laboratory uses.

Transit stations/park and ride facilities.

Warehousing, wholesaling and distribution uses conducted entirely within an enclosed building. (Ord. B-168, 4-4-2006; amd. Ord. B-243, 5-20-2015; Ord. B-265, 11-21-2017)

C. Accessory Uses: The following uses shall be permitted accessory uses:

Off street parking or loading for a permitted, conditional or interim use.

Outdoor structures. Functioning structures such as conveyor belt systems, cooling towers, storage silos or the like that are accessory and integral to the principal use of the site may be allowed, subject to the following:

1. The applicant shall demonstrate that the outdoor structure or equipment cannot be integrated into a building design.
2. The site and building(s) shall be designed to screen and limit the effects of the outdoor structure or equipment on adjacent properties and public right(s)-of-way.
3. Each property may have up to four (4) outdoor structures or equipment clustered together in a total aggregate area not to exceed five thousand (5,000) square feet.
4. The height of outdoor structure or equipment shall not exceed sixty feet (60').
5. The outdoor structure or equipment shall not take up, encroach upon or interfere with access to any required yard, parking, loading, maneuvering or pedestrian area.
6. The outdoor structure or equipment shall be located on an approved surface.
7. The City may exempt outdoor structure or equipment from the site and building performance standards in subsection G of this section; however all such structures or equipment must be functional and shall be made of high quality long lasting material compatible with both adjacent properties and other buildings in the BP District.

Overnight sleeping facilities for security personnel.

Retail sales of products manufactured, fabricated, or assembled on site limited to fifteen percent (15%) of the gross floor area of the principal building.

Roof mounted solar energy systems, subject to section [11-2-12](#) of this title. (Ord. B-230, 11-5-2013; amd. Ord. B-231, 3-4-2014)

D. Conditional Uses: The following uses are conditional uses in the BP Business Park District and are subject to the conditional use permit provisions outlined in this title:

Arenas, convention centers, and stadiums.

Business, trade and vocational schools.

Churches and places of worship. Churches and places of worship must have direct access to or

be within three hundred feet (300') of a collector, minor arterial, or principal arterial road.

Commercial bakeries.

Daycare centers, nursery and Montessori schools.

Drive-through facilities for banks, subject to the requirements of the C-3 District in subsection [11-4-13D](#) of this chapter.

Health and athletic club facilities.

Hotels and motels, with or without associated restaurants located within, attached or adjacent to the hotel or motel.

Self-service storage facility, subject to the requirements of the C-3 District in subsection [11-4-13D](#) of this chapter.

Other uses similar to those in this district as determined by the Board of Appeals and Adjustments, subject to issuance of a conditional use permit. (Ord. B-168, 4-4-2006; amd. Ord. B-231, 3-4-2014; Ord. B-243, 5-20-2015)

E. Interim Uses: The following uses are interim uses in the BP business park district and are subject to the interim use permit provisions outlined in this title:

None.

F. Minimum Lot Requirements And Setbacks:

1. Minimum lot area: One acre.
2. Minimum lot width: One hundred twenty feet (120').
3. Maximum lot coverage: Seventy five percent (75%).
4. Minimum district size: One acre.
5. Minimum front yard setback:
 - a. Principal structure: Thirty feet (30').
 - b. Accessory structures: Thirty feet (30').
6. Minimum side yard setbacks:
 - a. Principal structures: Ten feet (10').
 - b. Accessory structures: Ten feet (10').
7. Minimum rear yard setbacks:
 - a. Principal structures: Ten feet (10').
 - b. Accessory structures: Ten feet (10').

8. Parking setbacks:

- a. Minimum front yard setback: Twenty feet (20').
- b. Minimum rear yard setback: Ten feet (10').
- c. Minimum side yard setback: Ten feet (10').

9. Buffer yard and setback increases: When a permitted, accessory, interim, or conditional use abuts any of the items listed in the table below, the applicable increased minimum yard setback shall apply:

| <u>Item</u> | <u>Increased Minimum Setback</u> | |
|---|---|---|
| | <u>Parking And Circulation</u> | <u>Structure</u> |
| Principal arterial ROW | 40 feet | 75 feet |
| Minor arterial ROW | 35 feet | 60 feet |
| Collector ROW | 30 feet | 40 feet |
| Railroad | 10 feet | 30 feet |
| Noncommercial or nonindustrial uses/districts | 30 feet or 2 x building height ¹ | 30 feet or 2 x building height ¹ |

Note:

1. See subsection F9a of this section.

- a. Noncommercial Or Nonindustrial Uses/Districts: A buffer yard equal to thirty feet (30') or two (2) times the height of the building, whichever is greater, shall be required along any side or rear property line abutting any noncommercial or nonindustrial use or district. The minimum buffer yard for any single occupancy building with a footprint equal to or larger than forty thousand (40,000) square feet, but not greater than one hundred thousand (100,000) square feet, shall be increased by fifty percent (50%) of the required buffer yard. Buffer yards for buildings with a footprint exceeding one hundred thousand (100,000) square feet shall be increased by one hundred percent (100%). This area shall contain landscaping and berming to provide a ninety percent (90%) opacity screen to a height of at least six feet (6') and shall not contain any structures, parking, off street loading or storage. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than thirty five feet (35') without a change in architecture to reduce their mass and appearance. (Ord. B-168, 4-4-2006)

10. Maximum building height:

- a. Principal structure: Fifty feet (50').

b. Accessory structure: Forty feet (40'), except for outdoor structures in subsection C of this section. (Ord. B-230, 11-5-2013)

G. Site And Building Standards: To prevent urban blight and ensure quality long lasting construction compatible with both adjacent properties and those throughout the district, all sites and buildings shall comply with the following standards, as well as applicable sections of this title:

1. Architectural Appearance: While variation in materials and colors that support the general theme may be allowed, the overall building shall have "360 degree" architecture. Nonearth tone materials shall be limited to architectural accents. The color of the nonbrick or stone portion of the building shall match the predominant brick or stone color portion.

a. Entry Features: Building entrances facing a public right of way or abutting a required parking area shall be accented by visually pleasing entry features. This feature shall extend a minimum three hundred (300) square feet around a single entrance. Should the building have more than one entrance facing a public right of way or abutting a required parking area, this feature shall extend a minimum one hundred fifty (150) square feet around each individual entrance.

b. Corner Architecture: Corner architectural elements are encouraged to define the edges of a building.

2. Building Massing: Facades shall be articulated to reduce their mass and scale and provide visual interest consistent with Rosemount's identity, character, and scale. Large uninterrupted building walls or elevations are prohibited. Any wall more than one hundred feet (100') in length shall be divided into increments of no more than thirty five feet (35') through the articulation of the facade. This shall be achieved through combinations of the following techniques:

a. Divisions or breaks in the materials.

b. Arcades, entry features, window bays, or the like.

c. Variations in rooflines or slope plane.

d. Variation in building plane or setback.

e. Equivalent techniques approved by the city.

3. Permitted Materials: The exterior wall surfaces, except for windows, of all buildings shall be constructed of brick, natural stone, specialty integral colored concrete block (including textured, burnished, and rock faced block), tile (masonry, stone or clay), architectural textured concrete panels cast in place, precast concrete panels or better. Unadorned concrete is prohibited.

4. Pedestrian Circulation: Appropriate provisions shall be made to protect pedestrian areas from encroachments by parked or moving vehicles. Clear and well lighted walkways shall extend throughout the site and parking area(s) connecting building entrances to adjacent public sidewalks and any parking facilities located on the site.

a. A walkway at least six feet (6') wide shall extend along any facade featuring a building entrance and any facade abutting a required parking area.

b. A continuous and permanent concrete curb not less than six inches (6") above grade shall separate internal sidewalks from parking, loading, stacking and maneuvering areas.

- c. Concrete sidewalks, five feet (5') in width, shall be provided along any collector or arterial street.
5. Lighting: Lighting shall be consistent in character throughout the entire property site, in both design and bulb type.
 - a. Any light fixture must be placed in such a manner that no light emitting surface is visible from any residential area or public/private roadway, walkway, trail or other public way when viewed at ground level.
 - b. Light shall be directed toward the ground. Externally lit signs, display, building and aesthetic lighting must be lit from the top and shine downward. Lighting must be shielded to prevent direct glare.
 - c. The level of lighting shall not exceed 0.5 lumens at any residential property line or 1.0 lumen at any nonresidential property line.
 - d. The maximum height for exterior lighting shall be thirty feet (30'). The maximum height for exterior lighting within one hundred feet (100') of a residential use or district shall be twenty feet (20').
 - e. All nonessential lighting will be required to be turned off after business hours, leaving only the necessary lighting for site security.
 6. Parking And Loading Areas: To reduce the impact of large expanses of paved surfaces, provide screening, and supply adequate room for snow storage, all parking areas (including driveways and drive aisles) adjacent to a public right of way or nonindustrial uses or districts shall be screened and landscaped. Trees, shrubs, flowers and ground cover needed in these areas shall be in addition to the minimum number of the same required by this title. These screening standards shall also apply to loading areas with the additional requirement that no loading area may face a public right of way or nonindustrial use or district.
 - a. Screening: Landscaping and berming shall be the primary source for screening parking and loading areas. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than thirty five feet (35') without a change in architecture to reduce their mass and appearance. Parking area screening shall provide a minimum fifty percent (50%) opacity screen to a height of at least four feet (4'). Loading areas screening shall provide a minimum ninety percent (90%) opacity screen to a height of at least eighteen feet (18').
 - b. Landscaping: A minimum of five percent (5%) of the parking area shall be landscaped. This landscaping shall be located on islands, peninsulas or the like within the perimeter of the parking area.
 - (1) The islands or peninsulas shall be a minimum eight and one-half feet (8.5') wide and extend the length of the adjacent parking stall(s). These dimensions may be altered to provide sufficient area for the proposed landscaping to mature.
 - (2) To ensure this landscaping is properly dispersed, a minimum of one island, peninsulas or the like shall be located within each six thousand (6,000) square feet of vehicular use area.
 - (3) A minimum of one tree shall be required for each two hundred fifty (250) square feet or fraction thereof, of required landscape area. Deciduous trees shall have a clear trunk of at least five feet (5') above the ground and a caliper of at least two and one-half inches (2.5").

Coniferous trees shall be at least four feet (4') in height. The remaining area shall be landscaped with shrubs or ground cover (not to include rocks or gravel except as a mulch around shrubs and ground cover) not to exceed two feet (2') in height.

7. Landscaping: All areas of land other than those occupied by building or hardcover shall be landscaped with a combination of sod and plantings. Rock or mulch may only be used as an accent material around sod or plantings. Trees, shrubs, flowers and ground cover needed in these areas shall be in addition to the minimum number of trees and foundation plantings required by this title. All landscaped areas shall be irrigated. Portions of the site may be exempt from these requirements with city approval where future development or expansion is planned within a reasonable period of time. These areas shall either be graded and seeded with prairie or maintained grass in accordance with the city of Rosemount grading requirements or remain as undisturbed natural areas containing existing viable natural vegetation that can be maintained free of foreign and noxious plant material and will not produce soil erosion due to potential increases in stormwater runoff.
8. Trash Handling: All trash, recycling and related handling equipment shall be stored in a manner consistent with the standards outlined in section [5-1-3](#) of this code.
9. Signage: Only wall and freestanding ground monument signs shall be permitted in the district in accordance with the city of Rosemount's sign regulations and these additional standards as follows:
 - a. Freestanding Ground Monument Signs: A freestanding ground monument sign shall be designed with a base structure of the same exterior decorative materials as the principal structure on the site; and that extends from the sign copy area fully to the ground, except for architectural relief treatments. All freestanding ground monument signs, if illuminated, shall use only indirect light with the light source fully diffused. These signs shall be appropriately landscaped and subject to the same requirements for all landscaping on the property.
 - b. Wall Signs: Wall signs shall consist of permanent high quality materials with finished edges. No wood signs shall be permitted. Where more than one wall sign is requested per building frontage (i.e., a multi-tenant center), a uniform sign criteria shall be prescribed by the building owner, subject to review and approval by the city. The sign criteria shall, among other things, describe the uniform type of sign to be allowed, limitations of placement on the building, the method of fastening, and the procedure for tenant sign approval.
10. Rooftop Utilities: The ground level view of all rooftop equipment, including, but not limited to, rooftop structures related to elevators and other mechanical utilities, shall be screened from public right-of-way and adjacent or nearby residential uses and districts. Screening should be accomplished by incorporating architectural building design features such as a parapet wall or sloping roof structures. Wood fencing shall not be permitted. If due to factors unique to the property or the project, it is physically impossible or impractical to screen these utilities, the City's Planning Commission may approve alternative solutions that render them aesthetically compatible with the building.
11. Underground Electrical Services: No building or structure located in the district shall be served other than by underground electric, telephone and cable distribution facilities. Poles, wires or other aboveground distribution facilities may only be temporarily installed during site construction or repair of the underground system. No changes in the grade or contours of land above or adjacent to these facilities, once installed, shall be made without the approved written consent of the City Engineer and the utility company providing such services. (Ord. B-168, 4-4-2006)