

**ORDINANCE #10-\_\_**

**CITY OF RAMSEY  
ANOKA COUNTY STATE OF MINNESOTA**

**AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISION OF LAND CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.**

**AN ORDINANCE AMENDING SECTION 117-118 (c) (2) “TOWN CENTER ZONING DISTRICT” OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.**

The City of Ramsey ordains:

**SECTION 1. AMENDMENT**

Section 117-118 (c) (2) of Ramsey City Code shall be amended as follows:

(2) Development standards.

<b>Development Standard</b>	<b>TC-1</b>	<b>TC-2</b>	<b>TC-3 and 3a</b>		<b>TC-4a, b and c</b>	<b>TC-5</b>
<b>Minimum lot size</b>	<b>None</b>	<b>None</b>	<b>None</b>	<b>None</b>	<b>None</b>	<b>0.5 acre</b>
<b>Minimum lot width (if lotted)</b>	<b>20 feet</b>	<b>80 feet</b>	<b>40 feet</b>	<b>40 feet</b>	<b>20 feet</b>	<b>n/a</b>
<b>Minimum lot depth (if lotted)</b>	<b>80 feet</b>	<b>100 feet</b>	<b>80 feet</b>	<b>80 feet</b>	<b>80 feet</b>	<b>n/a</b>
<b>Allowable residential density in dwelling units per acre<sup>(a)</sup></b>	<b>&gt;15 DU/AC</b>	<b>&gt;15 DU/AC</b>	<b>None</b>	<b>None</b>	<b>4a - up to 10 4b - up to 15 4c - min. of 15</b>	<b>n/a</b>
<b>Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites</b>	<b>.75</b>	<b>.25</b>	<b>.25</b>	<b>.25</b>	<b>n/a</b>	<b>n/a</b>
<b>Setbacks</b>						
<b>Front yard</b>	<b>0 - 5 feet as</b>	<b>0 - 15 feet</b>	<b>0 - 15 feet</b>	<b>30 feet min,</b>	<b>0 - 250</b>	<b>n/a</b>

<b>(min. - max)</b>	<b>measured from building front to right-of-way<sup>(b)</sup> (60% of front facade w/in max.)</b>	<b>as measured from building front to right-of-way<sup>(b)</sup></b>	<b>as measured from building front to right-of-way<sup>(b)</sup></b>	<b>60 feet max as measured from building front to right-of-way<sup>(b)</sup></b>	<b>feet<sup>(b)</sup></b>	
<b>Side yard</b>	<b>no req.</b>	<b>10 feet if separate bldgs.</b>	<b>10 feet if separate bldgs.</b>	<b>10 feet if separate bldgs.</b>	<b>no req. unless req. by Building Code</b>	<b>n/a</b>
<b>Rear yard</b>	<b>no req.</b>	<b>no req.</b>	<b>no req.</b>	<b>30 feet minimum</b>	<b>no req. unless req. by Building Code</b>	<b>n/a</b>
<b>Driveway length (minimum)</b>	<b>20 feet for residential units</b>	<b>20 feet for residential units</b>	<b>20 feet for residential units</b>	<b>20 feet for residential units</b>	<b>20 feet for residential units</b>	<b>n/a</b>
<b>Building height (min. - max.)</b>	<b>2 - 5 stories</b>	<b>1 - 4 stories</b>	<b>2 - 4 stories</b>	<b>2 - 4 stories</b>	<b>1 - 4 stories</b>	<b>1 - 2 stories</b>

a. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the city is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.

b. Setbacks for residential units located within the TC-1 Zoning District shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder. Setbacks for residential units located within the TC-4 Zoning District shall be measured from building front to edge of sidewalk, edge of right-of-way, or to back of street curb, whichever is appropriate.

### **SECTION 3. SUMMARY**

The following official summary of Ordinance #10-\_\_ has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

It is the intent of this Ordinance to amend the Town Center Zoning District in Chapter 117 of Ramsey City Code to rectify a previous correction to front yard setbacks in the TC-4 sub-district permitting a maximum 25 foot front yard setback. In addition, the intent of this ordinance is to establish an alternative setback in the TC-1 sub-district for parcels with a sidewalk on private property.

**SECTION 4. EFFECTIVE DATE**

The effective date of this ordinance is thirty (30) days after its passage and publication, subject to City Charter Section 3.9.

Adopted by the Ramsey City Council the \_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Administrator

**Introduction Date:** \_\_\_\_\_

**Posting Dates:** \_\_\_\_\_

**Adoption Date:** \_\_\_\_\_

**Publication Date:** \_\_\_\_\_

**Effective Date:** \_\_\_\_\_