

ORDINANCE #11-XX
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

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

AN ORDINANCE AMENDING SECTIONS 117-114 (B-1 GENERAL BUSINESS DISTRICT), 117-115 (B-2 HIGHWAY BUSINESS DISTRICT), 117-116 (E-2 EMPLOYMENT DISTRICT), 117-117 (E-1 EMPLOYMENT DISTRICT), 117-120 (H-1 HIGHWAY 10 BUSINESS DISTRICT), 117-121 (B-3 BUSINESS DISTRICT), 117-348 (NEWLY ERECTED BUILDINGS; LOT GRADE ELEVATIONS), 117-614 (SUBDIVISION DESIGN STANDARDS), AND 117-615 (CONSTRUCTION OF IMPROVEMENTS).

The City of Ramsey ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENTS

Section 117-114 (e) (14) b. is hereby amended to read as follows:

- 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 (4) inches of topsoil, as defined in section 117-1, or an approved alternative as referenced in section 117-348.

Section 117-115 (e) (16) b. is hereby amended to read as follows:

- 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 (4) inches of topsoil, as defined in section 117-1, or an approved alternative as referenced in section 117-348.

Section 117-116 (e) (3) b. is hereby amended to read as follows:

- 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 (4) inches of

topsoil, as defined in section 117-1, or an approved alternative as referenced in section 117-348.

Section 117-117 (e) (3) b. is hereby amended to read as follows:

- 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 (4) inches of topsoil, as defined in section 117-1, or an approved alternative as referenced in section 117-348.

Section 117-120 (e) (14) b. is hereby amended to read as follows:

- 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 (4) inches of topsoil, as defined in section 117-1, or an approved alternative as referenced in section 117-348.

Section 117-121 (g) (2) f. is hereby amended to read as follows:

- f. *Landscaping*. The master plan shall include a landscape plan for the entire development site. Landscaping shall be integrated throughout the site and shall include a combination of overstory trees, ornamental trees, shrubs, flowers (planting beds and raised planters), ground cover, and other landscaping elements. The required number of plantings will be site specific and will be determined largely by the total pervious area of a site. Landscaping should be used to soften and shade parking areas, line sidewalks and streets, accent building entrances, and break up large building facades. Plant selection should focus on functionality and take into account characteristics such as tolerance of soil compaction, poor drainage, and deicing salts. All landscaping shall be over at least four (4) inches of topsoil, as defined in section 117-1, or an approved alternative as referenced in section 117-348, and all landscaped areas shall include underground irrigation systems.

Section 117-348 (h) (1) & (2) are hereby amended to read as follows:

- (1) Mass grading activities of the overall development of a site may utilize on-site stripped topsoil at a minimum thickness of four (4) inches.
- (2) Areas reserved for open space or dedicated parkland, except for natural areas that are left undisturbed, shall include a minimum of four (4) inches of topsoil, as defined in Section 117-1, or an approved alternative as referenced in section 117-348 (i) (1) b., over the entire area and reestablish the same with sod (or seed and/or native grasses and wildflowers, if approved by the city council). Noxious weeds do not constitute acceptable ground cover in any district.

Section 117-348 (i) (1) is hereby amended to read as follows:

(i) Lawn requirements/ground cover. All exposed ground areas, including boulevards and areas not devoted to off-street parking, driveways, sidewalks and/or trails, patios or other such improvements shall be landscaped with grass, shrubs, trees and/or other ornamental landscape materials within six (6) months of the date of issuance of the certificate of occupancy. Also refer to individual zoning districts for specific planting requirements.

(1) Topsoil. In all zoning districts, a minimum of four (4) 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.

- a. The depth of topsoil at the time of inspection shall be no less than four (4) inches.
- b. 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.

Section 117-614 (j) (10) a. is hereby amended to read as follows:

- a. Provide finish grading and turf establishment for all park, playground, trail and public open spaces and provide landscape screening in accordance with City Policy. Except for natural areas that are left undisturbed and areas improved with buildings or paving, all areas reserved for dedicated parkland shall include at least four (4) inches of topsoil, as defined in section 117-1, or an approved alternative as referenced in section 117-348.

Section 117-615 (c) (8) is hereby amended to read as follows:

- (8) *Lot grading*. All lots shall be graded in accordance with the final grading plan. In addition, erosion control measures shall be followed to eliminate erosion. Upon completion of the grading, at least four (4) inches of topsoil, as defined in section 117-1, or an approved alternative as referenced in section 117-348, shall be applied to all exposed ground areas. And said areas shall be landscaped in accordance with the final landscape plan.

Section 117-615 (c) (14) is hereby amended to read as follows:

- (14) *Boulevard sodding*. This item shall be completed just prior to occupancy of the building. This item may be completed sooner provided the subdivider maintains the sod until the dwelling or structure is occupied. Boulevard sod shall be installed over at least four (4) inches of topsoil, as defined in section 117-1, or an approved alternative as referenced in section 117-348.

SECTION 3. SUMMARY

The following is the official summary of Ordinance #11-XX which 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 and effect of Ordinance #11-XX to amend Ramsey, Minnesota City Code Sections 117-114 (B-1 General Business District), 117-115 (B-2 Highway Business District), 117-116 (E-2 Employment District), 117-117 (E-1 Employment District), 117-120 (H-1 Highway 10 Business District), 117-121 (B-3 Business District), 117-348 (Newly erected buildings; lot grade elevations), 117-614 (Subdivision design standards), and 117-615 (Construction of improvements) to:

- Reduce the required depth of topsoil from six (6) inches to four (4) inches on a lot whenever a building permit is issued for the construction of a principal structure, excluding those areas that will be improved with buildings, structures, parking and storage as well as natural areas that are left undisturbed.

SECTION 4. EFFECTIVE DATE

The effective date of this Ordinance is thirty (30) days after its passage and publication, subject to City Charter Section 5.07.

Adopted by the Ramsey City Council the XXX day of XXXXXX, 2011.

Mayor

ATTEST:

City Clerk

Introduction Date:

Posting Dates:

Adoption Date:

Publication Date:

Effective Date: