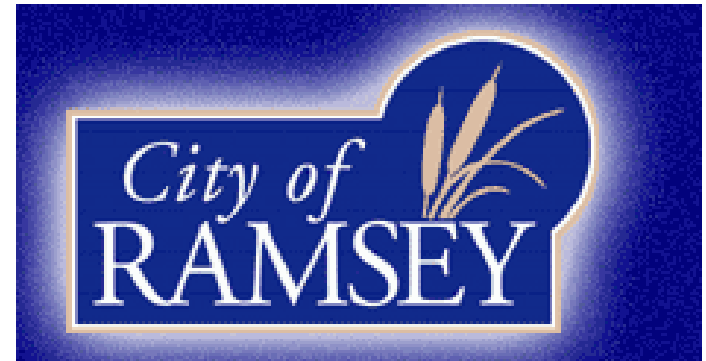


Zoning Ordinance Update

City of Ramsey City
Council Work Session

Tim Gladhill and Tina
Goodroad



One Team. Infinite Solutions.



Stantec

Zoning Ordinance Update

- Zoning Code updates have been prepared to implement the Comprehensive Plan and to address previously discussed items from site plan reviews and conditions placed on applications.
- Improvements are intended to make the ordinance clear and concise to ensure an applicant understands the expectations and that they are consistently enforced.
- Planning Commission reviewed drafts April 5th.
- Adopted updates will be communicated through handouts that include illustrations to visualize standards.

R-1 Residential

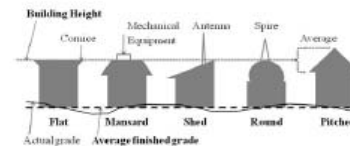
The purpose of the "R-1" district is to provide for single family dwelling units within the 2030 Metropolitan Urban Service Area.

Base density: 3 units per acre/4 units with a Planned Unit Development

Lot Area Minimum: 10,800 square feet

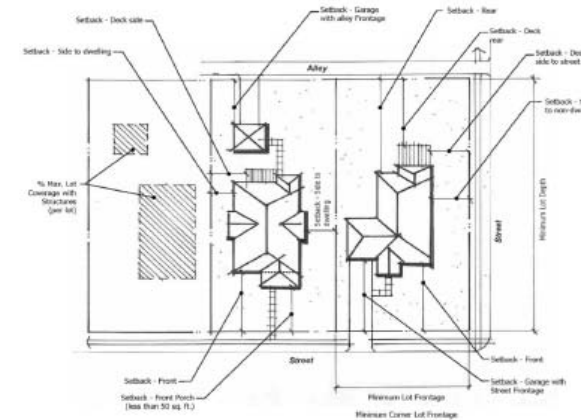
Lot Width Minimum: 80 feet interior/90 feet corner

Building Height Maximum: 35 feet



Insert Development table here:

Customize setback graphic:



Zoning Ordinance Update

- Looking for feedback from City Council as we conclude draft ordinances for upcoming public hearings.
- Policy questions:
 - Consolidating design standards/exterior materials in one location per land use type to avoid duplication.
 - Expanded design elements
 - Moving landscaping requirements related to parking lots to the off-street parking section
 - Expanding list of uses in the off-street parking table
 - Encouraging limitation of parking spaces and decreasing impervious surface
 - Consolidating landscaping requirements in one location per land use type.

Zoning Ordinance Update

- **Special Requirements and Performance Standards in all Employment Districts**
 - Restructured minimum requirements for building and site design into one section for Employment Districts and separate section for Business Districts
 - Provides single location for all building design requirements while providing additional direction on materials and accenting to ensure high quality design.
 - Other additions include screening of mechanical equipment and trash enclosures for improved site design.
 - Expands upon existing permitted building materials and the inclusion of design elements and architectural accenting.
 - More effectively communicates design standards the city is striving towards.



Zoning Ordinance Update

Example text:

- Design Elements: The building design must include architectural interest through the use of a minimum of three (3) of the following elements:
 - a. Accent materials;
 - b. A visually pleasing front entry that, in addition to doors, shall be accented a minimum of one hundred fifty (150) square feet around the door entrance for single occupancy buildings and a minimum of three hundred (300) square feet total for the front of multi-tenant buildings (this area shall be counted as one element);
 - c. Twenty five percent (25%) window coverage on each front that faces a street;
 - d. Contrasting, yet complementary material colors;
 - e. A combination of horizontal and vertical design features;
 - f. Irregular building shapes; or
 - g. Other architectural features in the overall architectural concept.

Zoning Ordinance Update

Special Requirements and Performance Standards in all Employment Districts and Business Districts:

- City Council Direction:
 - Do you support the proposed ordinance section to consolidate building and site design standards for all Employment Districts and the section to consolidate for Business Districts? So you support the inclusion of standards for conditional uses?

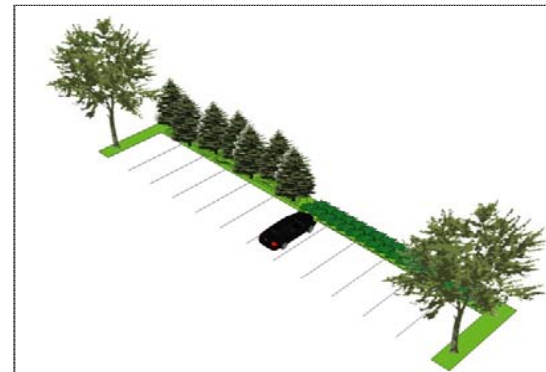
Zoning Ordinance Update

- Prepared a Draft E-3 Employment (Office Park) Zoning District classification to implement the Comprehensive Plan.
- Necessary to implement the Pearson Office Park south of Highway 10 as indicated in the Comprehensive Plan.
- Similar to the existing employment districts but focuses on corporate campuses, warehousing/logistics, and light manufacturing.
- Heavy manufacturing and outside storage are prohibited.
- Provision for full-service restaurants as a conditional use.
- City Council Direction:
 - Do you support the new E-3 District? Are there uses you believe are missing or should not be included in this district?

Zoning Ordinance Update

Off-Street parking

- Expands upon the list of uses to clarify parking requirements.
- Consolidates landscaping standards from individual districts into this section.
- Landscaping improvement provisions in parking lots applies to lots 10 spaces or greater. Total amount of trees required in parking lots can be located within the interior of parking areas at 50% while other 50% is within setbacks.
- Perimeter parking area landscape requirements have been added:
 - Business or employment district abutting a street or similar district to provide landscape screening at a minimum of 3 feet in height
 - Business or employment district abutting a residential district to provide landscape screening of 6 feet in height and 80% opaqueness is required.



Zoning Ordinance Update

Alternatives to reduce impervious surface coverage:

- Alternative 1: To reduce “over parking” of larger sites such as for office buildings and big box retailers staff would like to discuss the use of parking *maximums* for some larger parking lot users to prevent excess parking.
- This option could be a requirement of the ordinance or if an applicant wants to park beyond the minimum, require mitigation features such as additional storm water management techniques within the parking and drive areas.
 - Example: shopping center/big box parking: minimum of 4 per 1,000 with a maximum of 5 per 1,000.

Zoning Ordinance Update

- Alternative 2: In attempt to discourage over parking of sites require that any parking areas over the minimum be required to use a pervious paver system. Any additional parking will actually provide storm water benefits.
- Alternative 3: Require the use of storm water management best practices within parking and drive areas. Would be credit eligible.

Zoning Ordinance Update

Off-Street Parking Ordinance

- City Council Direction:
 - Do you support the parking lot and parking perimeter landscaping requirements?
 - Do you support the minimum parking requirement alternatives for reducing or exceeding parking minimums?
 - Do you support options for “over parking” of larger sites by setting parking maximums.
 - Do you support requiring pervious pavers if a site is over parked?
 - Do you support expanding storm water management practices within parking lot areas?

Zoning Ordinance Update

- Consolidate all landscaping requirements into one landscape section.
 - Currently each district includes a landscaping section that is fairly repetitive. We proposed one concise section to apply to all districts.
 - Consolidated draft includes all current landscaping requirements for Business and Employment districts.
 - Expanded upon the maintenance requirements. Currently landscaping planted at a new development is covered for two years but beyond that no replacement language exists if trees are damaged, diseased or die.
 - Proposed maintenance language requires owner to keep landscaping neat, maintained and when part of city approvals, any plant material which dies shall be replaced. This covers the city after the two year threshold.
 - City Council Direction: Do you support the draft consolidated landscaping section?

Discussion and Direction

Zoning Ordinance Update

City of Ramsey Planning
Commission

May 22, 2012

