

1 **ORDINANCE #2012-**

2 AN ORDINANCE AMENDING CHAPTER 117 THE RAMSEY CITY  
3 CODE PERTAINING TO RESIDENTIAL DISTRICTS

4 Underlined text shows additions

5 ~~Strikeout text shows deletions~~

6 THE CITY OF RAMSEY DOES ORDAIN:

7 **Section 1.** Section 117-111 of the Ramsey City Code is amended is amended to  
8 read as follows:

9  
10  
11 **Sec. 117-111. R-1 Residential District.**

12  
13 (a) *Intent.* The intent of the R-1 Residential District is to accommodate single-family  
14 dwelling units on suitable land in the 2020 Metropolitan Urban Service Area (MUSA),  
15 rural developing, central rural reserve area, and rural preserve areas of the city. All newly  
16 created lots, except the remnant of a lot of record not less than five acres in size and  
17 located within the ~~2020~~ 2030 MUSA, shall be serviced by sanitary sewer and municipal  
18 water. All developing lots located within the rural preserve, rural developing and central  
19 rural preserve areas shall be served with individual septic systems and wells.

20  
21 **Section 2.** Section 117-111 Paragraph (4) of the Ramsey City Code is amended  
22 to read as follows:

23  
24 (4) Single-family/townhome units as part of a PUD located within the ~~2020~~ 2030  
25 MUSA. PUDs shall be designed in accordance with R-2 residential performance  
26 standards established in section 117-112.

27  
28 **Section 3.** Section 117-111 Paragraph (c) (1) of the Ramsey City Code is  
29 amended to read as follows:

30  
31 (c) Uses permitted by conditional use permit.

32 (1) ~~Religious institutions~~ Places of Assembly

33  
34 **Section 4.** Section 117-111 Paragraph (d) (1) of the Ramsey City Code is  
35 amended to read as follows:

36 (d) For lots located within the ~~2020~~ 2030 MUSA where adjacent structures existing as of  
37 July 1, 2002, have a different setback from that required herein, the front yard setback shall  
38 conform to the prevailing setback of adjacent structures. If adjacent structures have different  
39 setbacks from one another, the minimum front yard shall be the average of the two adjacent  
40 structures.

41

42 **Section 5.** Section 117-112 of the Ramsey City Code is amended is amended to  
43 read as follows:

44

45 **Sec. 117-112. R-2 Residential District.**

46

47 (a) *Intent.* The intent of the R-2 Residential District is to accommodate multiple dwellings at  
48 a density of three to seven dwelling units per acre and multiple-dwelling complexes within  
49 the 2002 MUSA. All lots created by subdivision located within the ~~2020~~2030 MUSA shall  
50 be serviced by sanitary sewer and municipal water.

51

52 **Section 6.** Section 117-112 Paragraph (c) (1) of the Ramsey City Code is  
53 amended to read as follows:

54

55 (c) Uses permitted by conditional use permit.

56 (1) ~~Religious institutions~~ Places of Assembly

57

58 **Section 7.** Section 117-112 Paragraph (4) (a) of the Ramsey City Code is  
59 amended to read as follows:

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61 (4) Fences

62 (a) Fencing or walls (except retaining walls) located in the front yard shall not exceed four  
63 feet height. Fencing or walls located in the side or rear yard shall not exceed six feet in  
64 height. Fences outside the ~~2020~~ 2030 MUSA are allowed up to eight feet in height in any  
65 yard but must be set back a minimum of 100 feet from the front property line unless they  
66 have at least 75 percent clear visible opening. Fences may be constructed of barbed wire to  
67 accommodate agricultural activities and the raising of livestock and animals as defined by  
68 chapter 10, Animals. Lots of record as of July 1, 2002, within the MUSA that are currently  
69 used for agricultural activities or the raising of livestock and animals also qualifies under this  
70 provision.

71

72 **Section 8.** Section 117-113 of the Ramsey City Code is amended is amended to  
73 read as follows:

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75 **Sec. 117-113. R-3 Residential District.**

76

77 (a) *Intent.* The intent of the R-3 Residential District is to accommodate high-density  
78 residential housing at a density greater than seven units per acre but not to exceed 15 units  
79 per acre within the ~~2020~~ 2030 MUSA. All lots created by subdivision located within the 2020  
80 MUSA shall be serviced by sanitary sewer and municipal water.

81

82 **Section 9.** Section 117-113 Paragraph (c) (1) of the Ramsey City Code is  
83 amended to read as follows:

84

85 (c) Uses permitted by conditional use permit.

86 (1) ~~Religious institutions~~ Places of Assembly

87

88 **Section 10.** Section 117-113 Paragraph (3) (a) of the Ramsey City Code is  
89 amended to read as follows:

90

91 (3) Fences

92 (a) Fencing or walls (except retaining walls) located in the front yard shall not exceed four  
93 feet in height. Fencing or walls located in the side or rear yard shall not exceed six feet in  
94 height. Fences outside the ~~2020~~ 2030 MUSA are allowed up to eight feet in height in any  
95 yard but must be set back a minimum of 100 feet from the front property line unless there is  
96 at least a 75 percent clear visible opening. Fences may be constructed of barbed wire to  
97 accommodate agricultural activities and the raising of livestock and animals as defined by  
98 chapter 10, Animals. Lots of record as of July 1 2002, within the MUSA that are currently  
99 used for agricultural activities or the raising of livestock and animals also qualify under this  
100 provision.

101