

ORDINANCE #12-\_\_\_\_

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 CREATING SECTION 117-363 (COMMERCIAL AND INDUSTRIAL LANDSCAPING REQUIREMENTS) OF CHAPTER 117 OF THE RAMSEY CITY CODE.

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**

City Code Section 117-363 (Landscaping requirements) is added as follows to replace individual landscaping sections in individual zoning districts (additions indicated as underline, deletions indicated as ~~strike through~~):

Sec: 117-363- Landscaping and buffering

(A) Purpose and Intent. The purpose of this section is to clearly express the city's intent for all properties to be landscaped and maintained with great care. Properties shall be landscaped to express sensitivity to environmental conditions as well as the aesthetic needs of the general public. This section applies to all properties located in the B-1, B-2, B-3, H-1, E-1, E-2 and E-3 Zoning districts.

1) The requirements of this section are intended to guide landscaping within commercial, and industrial zoning districts. All plantings installed by property owners in addition to the standards required by this section do not need to comply with plant size specifications.

2) All landscaping must be designed to add visual beauty to the property and provide a high level of aesthetic value. The quantity and quality of the design should be compatible with each zoning district and the intended use of the property. Landscaping shall also be consistent with areas which have established unique design concepts, patterns, and any applicable overlay districts.

3) The preservation of desirable vegetation is a goal and should be addressed prior to the removal of vegetation for grading, construction and/or expansion of an existing use.

46 (B) Site landscaping.

- 47 1) Minimum landscaping requirements. All open space areas of a lot which are not used or  
 48 improved for required parking areas, drives or storage shall be landscaped with a  
 49 combination of overstory trees, ornamental trees, shrubs, flowers, ground cover,  
 50 decorative walks, or other similar site design materials in a quantity and placement  
 51 suitable for the site. A reasonable attempt should be made to preserve as many existing  
 52 trees as is practicable and to incorporate them into the development. For each existing  
 53 significant tree retained one overstory tree can be deducted from the minimum  
 54 requirements. Credit for preserved trees apply only to those trees that are located within  
 55 the front and sides of the site, rather than the rear of the site.  
 56 2) Number of plantings. The minimum number of overstory trees on any given site shall be  
 57 as indicated below. These are minimum requirements that are typically supplemented  
 58 with other understory trees, shrubs, flowers and ground covers deemed appropriate for a  
 59 complete quality landscape treatment of a site.  
 60  
 61

	Business Districts
Deciduous/coniferous trees	1 per 50 lineal feet of site perimeter, or 1 tree per 1,000 square feet of building footprint, whichever is greater. For expansions to buildings, 1 additional tree is required for each 1,000 square feet of additional building footprint area.
Shrubs	1 per 30 feet of site perimeter or 1 per 300 square feet of building footprint area, whichever is greater.

- 62  
 63 3) Minimum size of plantings. Landscaping material shall be of the following minimum  
 64 planting size:

Landscape Material	Size
Deciduous trees	2.5 inches diameter
Coniferous trees	6 feet in height
Deciduous shrubs	2 feet in height
Evergreen shrubs	2 feet in height or 2 feet in width, whichever applies
Ornamental trees	1.5 inches diameter

- 65  
 66 4) Building Perimeter Landscaping: At least fifty percent (50%) of the total building  
 67 perimeter shall be sodded or landscaped with approved ground cover, shrubbery and trees in  
 68 an area of no less than six feet (6') in width.

- 69 5) Planting types.  
 70 (i) Acceptable plantings shall be determined by the City of Ramsey Tree Book.

- 71 (ii) The compliment of trees fulfilling the landscaping requirements shall be not less  
72 than 25 percent deciduous and lot less than 25 percent coniferous. No more than  
73 25 percent of the required plantings shall consist of ornamental trees.
- 74 (iii) For every 35 feet of public road frontage, one overstory tree shall be planted on  
75 the private property adjacent to the public road right-of-way.

76  
77 (C) Topsoil. All exposed ground areas of a site not occupied by building, parking or storage,  
78 excluding natural areas that are left undisturbed, shall be covered with ~~six~~ four (4) inches  
79 of topsoil, as defined in **section 117-1**, or an approved alternative as referenced in **section**  
80 **117-348**.

81  
82 (D) Sodding and ground cover. All areas not otherwise improved in accordance with  
83 approved site plans shall be finished with sod up to the edge of improved streets. Any  
84 alternative to the sod requirement shall require city council approval.

- 85  
86 (E) Irrigation.
- 87 1) All landscaping areas required under this section shall include underground  
88 irrigation systems.
  - 89 2) Exceptions include natural areas that are left undisturbed.
  - 90 3) All irrigation systems shall include soil moisture and rain sensors to conserve  
91 water.

92 (F) Maintenance: All landscaped areas shall be maintained by the property owner and kept  
93 neat, clear and uncluttered, and where landscaping is required as part of city approvals,  
94 any plant material which is diseased or dies shall be replaced with like kind of the  
95 original size by the property owner. No landscaped area shall be used for the parking of  
96 vehicles or for the storage or display of materials, supplies or merchandise, unless  
97 specifically approved by the city.

98 (i) Replacement of landscape materials, plantings and screening shall be consistent with  
99 the original landscape/screen design or as approved by the city.

100 (ii) All repair or replacement shall be done within forty-five (45) days of written  
101 notification from the city.

102 (iii) The responsibility for tree and plant growth and maintenance rests upon the property  
103 owner.

104 (G) Bufferyards. This section is intended to be minimum requirements to achieve screening  
105 between differing uses with varied intensities and impacts that are not always  
106 complementary when adjacent to one another. When a bufferyard is required under this  
107 section, the yard space and planting requirements are not to be reduced for other purposes

108 such as future parking and driveways, building expansions, or other activities that are not  
 109 in keeping with the purposes of buffering and screening.

110  
 111 1) Bufferyards are intended to provide additional screening of businesses that are  
 112 adjacent to residential areas. The following table details the width of the bufferyard  
 113 along the common adjacent property line. An additional increase of landscape  
 114 plantings would be required in the bufferyard. That increase is expressed in the table  
 115 below as a percentage of the total required site landscaping:  
 116

Proposed Development	Existing Adjacent Development		
	R-1	R-2	R-3
B-1 District	40 ft.	30 ft.	20 ft.
Bufferyard width	25%	20%	20%
% increase in plantings required			
B-2	50 ft.	40 ft.	30 ft.
Bufferyard width	30%	25%	20%
% increase in plantings required			

117

Proposed Development	Existing Adjacent Development				
	R-1	R-2	R-3	B-1	B-2
E-1 and E-2 Districts	60 ft.	60 ft.	60 ft.	35 ft.	35 ft.
Bufferyard width	30%	30%	30%	20%	20%
% increase in plantings required					

118  
 119 2) As an alternative method for screening, fences that are 100 percent opaque may be  
 120 used to mitigate the impacts of businesses or industrial buildings that are adjacent to  
 121 residential areas. Fences shall be subject to the provisions found in all applicable  
 122 ordinances. When a fence is used for screening purposes, the bufferyard planting  
 123 requirements may be reduced by ~~ten-fifty percent~~ (50%) from the stated minimum  
 124 requirement.  
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127 **SECTION 3 SUMMARY**

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 129 The following official summary of Ordinance #12-\_\_ has been approved by the City Council of the City  
 130 of Ramsey as clearly informing the public of the intent and effect of the Ordinance.  
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132 It is the intent and effect of Ordinance #12-\_\_ to create Ramsey City Code City Code Sections 117-363  
133 (Commercial and Industrial landscaping requirements) to replace individual landscaping sections in  
134 underlying zoning districts..

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136 **SECTION 4 EFFECTIVE DATE**  
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138 The effective date of this ordinance is thirty (30) days after its passage and publication, subject to City  
139 Charter Section 5.07.

140 Adopted by the Ramsey City Council the \_\_\_ day of \_\_\_\_\_, 2012.

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144 \_\_\_\_\_  
145 Mayor

146 **ATTEST:**

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148 \_\_\_\_\_  
149 City Administrator

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151 Introduction Date: \_\_\_\_\_

152 Posting Dates: \_\_\_\_\_

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

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

