

Ramsey: Comparison of Existing MRCCA Ordinance and Proposed MRCCA Rule Standards

The purpose of this chart is to compare the existing ordinance to the proposed rules on key provisions. DNR staff started completing items in the column labeled "existing MRCCA district" & "existing MRCCA ordinance" based on the community's web based ordinance. Corrections and completion of these items will be completed at each meeting.

District-Specific Development Standards						
Standards	Existing MRCCA District		Proposed MRCCA Districts			
	Rural Open Space (96%)	Urban Developed (4%)	CA-1	CA-2	CA-3	CA-5
Height	35*		25'	35'	35'	underlying zoning w/ visibility limits
Setbacks:						
Bluffline	Unsewered 35', Sewered 20'		100'	100'	40'	40'
River - OHWL						
Mississippi	200' unsewered, 100' sewer		200'	200'	100'	
Rum					75'	
Crow						
Lot Area	Unsewered 2.5 acres (some underlying zoning is greater), with public sewer 12,150-40,000 sq ft depending on underlying zoning and riparian vs nonriparian		underlying zoning	2 acres	underlying zoning	underlying zoning
Lot Width	200' unsewered / 90 - 125' sewer		underlying zoning	200'	underlying zoning	underlying zoning

Underlying zoning districts in the MRCCA include: WSR recreational, low density residential, open space, ag, commercial.

primary part of Ramsey Zoning Ordinance: section 9.21, environmental protection

* In 1995 city considered reducing max height to 25 feet but did not approve it; proposed office park category will feature 45 foot heights

Corridor-Wide Development Standards		
Standards	Existing MRCCA Ordinance	Proposed MRCCA Rules
Private Transportation Facilities	Consistent with WSR, minimize impacts on natural terrain/landscape.	Private roads, driveways, and parking areas: not within SPZ, BIZ or SIZ; must meet structure setbacks, take advantage of natural screening. Exceptions for water access facilities in SPZ, BIZ, and SIZ.
Public Transportation, Recreational & Utility Facilities	Consistent with WSR, minimize visibility, underground where feasible, roads minimize impacts on natural terrain and landscape, avoid cuts and fills.	Avoid primary conservation areas, reduce visibility to extent feasible
Stairways. Lifts, Landings	Permit required	Specific dimensional standards for residential lots. Emphasis on limiting visibility
Signs	Don't impair views of the water; signs prohibited in some areas, other underlying zoning requirements.	Underlying zoning as long as off-premise signs meet dimensional and performance standards - Emphasis on limiting visibility
Bluffs & Slopes	Development and slope alteration prohibited on slopes > 12%	No structures, impervious surface, land alteration, and intensive vegetation removal on slopes of 18% and greater - some exceptions. Development on slopes between 12% and 18 % allowed with conditions.
Vegetation	Prohibits clearcutting on undeveloped islands, slope or face of bluffs, within 200 ft of OHWL, and within 40 ft of bluffline. Requires permit. Blend into views and maintain continuous natural cover.	Maintain existing vegetation within SIZ, BIZ, SPZ, wetlands, and floodplains - no intensive clearing, some exceptions. Restoration required for violations.
Stormwater	Imp surface coverage <=30%. City wide stormwater plan adopted in 2008. Plan requires development of controls consistent with MPCA urban BMPs.	Meet state and Metro Council standards, capture first inch rainfall.
Erosion & Sediment Control		BMPs required for land disturbance > 3,000 sq. ft.
Land Alteration	CUP required for >300 cu yd	Within SIZ, > 10 cu yd or > 250 sq ft requires permit; prohibited within BIZ and SPZ, with exceptions. Local permit and BMPs for rip rap and retaining walls in SIZ, BIZ, SPZ.
Mitigation		Mitigation required for variances, CUPs, & IUPs with impact on corridor resources. Nexus & proportionality.
CUPs & IUPs	Permits required for all structures	Required for mining
Subdivision	Minimize density through TDR and PUD, establish continuous trail corridor along river. Allow public access to river.	For CA-2 District only - smaller lots allowed with additional resource protections (conservation design). For all CA Districts - open space required for all subdivisions of 3 or more lots. Percentage varies by CA District. 50% in CA-1 and CA-2; primary conservation areas in CA-3, up to 25%, CA-5, CA-6, CA-7, up to 15%; open space must connect as part of network.
Subdivision-Dedication	All development in MRCCA must be done as a PUD with 50% open space preservation and minimal site alteration.	Dedication: if 3+ lots or PUD, reasonable portion of land or cash equivalent to be dedicated for riverfront access, parks, open space, etc. within MRCCA
Site Plans	Required for selective or clearcutting.	Site plans containing specific elements are required for variances, CUPs, IUPs, and subdivisions.
Other Overlay Districts	Shoreland, WSR. In 1995 and 2006 city proposed revisions to do a combined WSR-MRCCA-shoreland overlay, but the city council did not support the 50% open space requirement for PUDs in WSR.	WSR designation removed