

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

- (a) *Intent.* The intent of the R-2 Residential District is to accommodate multiple dwellings at a density of three to seven dwelling units per acre and multiple-dwelling complexes within the 2002 MUSA. All lots created by subdivision located within the 2020 MUSA shall be serviced by sanitary sewer and municipal water.
- (b) *Permitted uses.*
 - (1) Multiple-dwelling structures which include duplexes, twinhomes, townhomes, and apartment buildings, containing no more than ten units.
 - (2) Detached townhomes, including villas or cottage homes.
 - (3) State licensed group homes in accordance with state statutes.
 - (4) Licensed home daycares in accordance with state statutes.
 - (5) Home occupations as permitted by section 117-351.
 - (6) Accessory uses as permitted by section 117-349.
- (c) *Uses permitted by conditional use permit.*
 - (1) Religious Institutions.
 - (2) Keeping of wild animals in accordance with chapter 10, article IV.
 - (3) Increased accessory structure height/size.
 - (4) Oversizing of signs.
 - (5) Expansion or enlargement of lawful nonconforming uses.
 - (6) Micro-scale WECS.
- (d) *R-2 bulk standards.*

Miscellaneous Standards	Duplex	Twinhome or Quad
Lot size	14,000 square feet per structure	7,000 square feet per dwelling unit
Minimum density (net)	3.0	3.0
Maximum density (net)	7.0	7.0
Lot width	100 feet	50 feet
Front yard setback	30 feet	30 feet
Side yard setback	10 feet	10 feet
Side yard setback corner lot	30 feet	30 feet

Side yard interior wall setback	N/A	0
Rear yard setback	30 feet	30 feet
Maximum lot coverage for all principal and accessory buildings (excludes impervious or prepared surface)	35%	35%
Maximum building height (measured from mean ground level to mean ground gable)	35 feet	35 feet
Accessory structure setbacks:		
Front	30 feet or same as principal structure, which ever is greater	30 feet or same as principal structure, which ever is greater
Rear	5 feet	5 feet
Side	6 feet	6 feet
Side corner	30 feet	30 feet
Maximum number of units per structure	2	2 (4 for quad)

Miscellaneous Standards	Attached and Detached Townhomes	Multifamily
Lot size	None	None
Minimum density (net)	3.0	3.0
Maximum density (net)	7.0	7.0
Lot width	None	100 feet

Building setback from public street right-of-way	25 feet	25 feet
Building setback from private street measured from back of curb	25 feet	25 feet
Building setback from exterior development boundary line	30 feet	30 feet
	25 feet (detached)	
Minimum separation between buildings, including any appurtenances thereto (i.e., patios, decks)	20 feet	20 feet
	15 feet (detached)	
Parking node setback from exterior development boundary line	30 feet	30 feet
Parking node setback from structure	15 feet	15 feet
Maximum lot coverage	35%	35%
Maximum building height (measured from mean ground level to mean gable)	35 feet	35 feet
Accessory structure setback (measured from the development boundary line)	30 feet	30 feet
Maximum number of units per structure	81 (detached)	10
Open space required	40% general open space 10% of which must be identifiable community space	40% general open space 10% of which must be identifiable community space

(e) *General R-2 residential performance standards.*

(1) *Miscellaneous standards.*

Miscellaneous Standards	
Townhouse with garage	1 bedroom - 700 square feet
	2 bedrooms - 800 square feet
	3 bedrooms - 960 square feet
	Each additional bedroom - 125 square feet
	Efficiency unit - 400 square feet
Duplex dwelling	800 square feet per unit
Twinhome dwelling	912 square feet per unit
Multifamily dwellings	1 bedroom - 700 square feet
	2 bedrooms - 800 square feet
	3 bedrooms - 960 square feet
	Each additional bedroom - 125 square feet
	Efficiency unit - 400 square feet
No. of required off-street parking spaces	Duplex - 2 enclosed
	Twinhome - 2 enclosed
	Townhome - 2 off-street, 1 of which must be enclosed.
	Multifamily - 2½ off-street spaces per unit, 1 parking space must be enclosed, the remaining required parking spaces must be located within the development
Maximum building lot	35%

Maximum driveway width	20 feet
Side yard setback for driveways	5 feet
Required driveway surface	Bituminous or concrete

(2) *Parking.*

- a. The surfaces of parking stalls, aisles, and access driveways shall be constructed with blacktop or concrete and properly maintained. The term "properly maintained" includes keeping the blacktop or concrete in good condition and free from chuckholes and other types of surface cracks and breakage.
- b. The entire perimeter of the parking stalls, aisles and access driveways shall be curbed with six-inch-high curbing of poured concrete.
- c. All required parking stalls shall be located on the premises of the principal building.
- d. A parking stall shall not be less than 180 square feet in area, with a minimum width of nine feet.
- e. Additional parking spaces may be required by the city.

(3) *Streets.*

- a. *Public streets.* Residential developments in this district must provide one main thoroughfare through the development and main thoroughfares must be dedicated as public streets.
- b. *Private streets.* Private streets or driveway collectors are permitted if they serve as access driveways from dwelling units to public streets and meet the city engineer's street standards together with the dimension standards described below:
 1. Minimum private street width with no parking permitted: 24 feet.
 2. Minimum private street width with parking permitted on one side of street: 28 feet.
 3. Minimum private street width with parking permitted without restriction: 32 feet.
 4. Maximum private street length without a turnaround provided: 200 feet.
 5. Maximum private street length with a turning provision provided: 300 feet.
 6. Maximum private street length with a cul-de-sac provided: 600 feet, except that when exceeding 300 feet, the entire length of the private street must be 32 feet wide.
 7. Minimum access road width at street frontage: 24 feet.
 8. Minimum parking aisle width: 24 feet.
 9. Maximum driveway width at road frontage: 20 feet.
 10. Edge of curb opening shall not be closer to nearest portion of a street right-of-way intersection than 27 feet or two-thirds of the lot width, whichever is smaller (where a "T" intersection exists, a drive may be located opposite the end of the intercepted street).

- 11. Minimum access drive angle to the street: 75 degrees.
- 12. Building setback from private street, measured from back of curb: 25 feet.
- 13. Minimum radius at intersections: 20 feet.

(4) *Fences.*

- a. Fencing or walls (except retaining walls) located in the front yard shall not exceed four feet height. Fencing or walls located in the side or rear yard shall not exceed six feet in height. Fences outside the 2020 MUSA are allowed up to eight feet in height in any yard but must be set back a minimum of 100 feet from the front property line unless they have at least 75 percent clear visible opening. Fences may be constructed of barbed wire to accommodate agricultural activities and the raising of livestock and animals as defined by chapter 10, Animals. Lots of record as of July 1, 2002, within the MUSA that are currently used for agricultural activities or the raising of livestock and animals also qualifies under this provision.
- b. Fencing material shall consist only of wood or chain link. No other types of materials will be permitted.
- c. Fence framing must face inward on the fence owner's lot.
- d. Fencing must be located 100 percent on the fence owner's lot.

(5) *Garbage receptacle storage.* Outdoor garbage receptacles serving multifamily units must be in either the rear or side yard and must be screened from public view and adjacent lots.

(6) *Lot landscaping.*

- a. *Minimum landscaping requirements.* All open space areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, ornamental trees, shrubs, flowers, ground cover, decorative walks, or other similar site design materials in a quantity and placement suitable for the lot. A reasonable attempt should be made to preserve as many existing trees as practicable in order to incorporate the trees into the development.
- b. *Minimum planting requirements.* The minimum number of plantings required shall be determined based on crown or canopy cover. To fulfill the planting requirements, a combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage. The minimum canopy cover shall be calculated as follows:
 - 1. Determine ratio of impervious area to entire site area.
 - 2. Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.
 - 3. The following formula shall be utilized to determine the average canopy cover of a species:

$$[(\text{Minimum} + \text{Maximum Spread}) \div 4]^2 \times \pi \times (0.65 \text{ for preferred species or } 0.50 \text{ for acceptable species, as identified in the Ramsey Tree Book}).$$

- c. *Minimum size of plantings.* Required trees shall be of the following minimum planting size:

Planting Type	Size
Deciduous trees	1-inch diameter as measured six inches above ground
Coniferous trees	5 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-inch diameter as measured six inches above ground

- d. *Planting types.* Acceptable and preferred plantings shall be identified in the Ramsey Tree Book. The compliment of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous. No more than 25 percent of the canopy cover requirements shall be fulfilled with the use of shrubs and ornamental trees.
- e. *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:
 - 1. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).
 - 2. One or more water efficient technologies. This could include, but is not limited to, WasterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.
- f. *Open space.* Each townhouse development shall have at a minimum, 40 percent open space for the enjoyment of its residents that may be held as private lots or in common areas. Qualifying areas include grassed lawns, landscape areas, gardens, natural areas, landscape rock, mulch, wetlands, and ponding areas. Of the 40 percent open space, ten percent is to be dedicated as an identifiable common area for use by residents of the development.

(7) *Screening.*

- a. *Bufferyards.* The table below establishes the minimum bufferyard and additional plantings required when a higher density zoning district is adjacent to a lower density zoning district. The screening requirements are applicable when any portion of a lot with a higher zoning designation shares a property line with a lot of a lower zoning designation. Within that bufferyard, an additional percentage of landscaping is also required based on the minimum landscape plantings. The additional percentage of plantings required, are to be planted within the bufferyard.

		Adjacent Existing Development	
		R-1	R-2
Proposed Development	R-1	-	-
	R-2	30 ft.	-
	% increase required	10%	-
	R-3	40 ft.	30 ft.

	% increase required	20%	10%
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- b. The additional landscaping materials shall be in addition to the number of plantings required in the site landscaping section of this district and shall be located within the required bufferyard.
 - c. Screening shall be installed in accordance with section 117-356.
- (8) *Lighting.* Lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from adjacent residential districts or public streets. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be directed so that the bulb is not visible from off the property where the light source is located.
- (9) *Architectural standards.* The purpose of this section is to encourage the development of high-quality, diverse multiple-dwelling structures in the city while permitting flexibility in the development process.
- a. General standards. The requirements in this section apply to the front facade of all multiple-dwelling structures, as defined under permitted uses in this section.
 - 1. The type of building materials used on exterior walls of all structures in the R-2 Residential District shall be face brick; natural stone; stucco; aluminum, steel, or vinyl siding; wood; masonite products; or other compatible residential materials that may be approved by the city. Exterior Insulation and Finish Systems (EIFS) material is prohibited. The front exterior building finish of multiple-family buildings shall consist of a minimum of 35 percent face brick, natural stone, or stucco (excluding window and door area in the calculation). This requirement shall also apply to the side of a building when it faces a public street.
 - 2. Multiple-dwelling developments that face county highways, state highways, or MSA roads shall vary structure orientation.
 - 3. A minimum of three colors shall be used for each multiple-dwelling building. Elements that may count towards this requirement include siding, trim, doors, and garage doors. A color palette shall be included as a part of the building elevation submittal at the time of preliminary plat review.
 - 4. All multiple-dwelling structures shall include at least two of the following architectural elements:
 - (i) Articulated/cantilevered facade.
 - (ii) Dormers.
 - (iii) Articulated roofline.
 - (iv) Projected or inset windows.
 - (v) Balconies, porches, or decks.
 - (vi) Window treatments, such as shutters and window boxes.
 - (vii) Other elements as approved by the city council.
 - b. The 35 percent masonry requirement (under subsection (e)(9)a.1 of this section) may be waived in whole or in part based on inclusion of one or more of the following criteria:
 - 1. Two additional architectural elements from the list in subsection (e)(9)a.4 of this section are included.

2. Two additional colors are included in the overall color palette, for a total of five colors.
3. Decorative sidewalks (brick, stone inlays, etc.).
4. Other aesthetic enhancements deemed to be appropriate by the city council.

(Code 1978, § 9.20.12; Ord. No. 73-9, 6-1-1973; Ord. No. 86-2, 8-25-1986; Ord. No. 93-13, 8-30-1993; Ord. No. 96-17, 10-28-1996; Ord. No. 96-23, 1-13-1997; Ord. No. 02-17, 7-15-2002; Ord. No. 03-21, 8-25-2003; Ord. No. 04-08, 5-17-2004; Ord. No. 06-24, § 2, 8-8-2006; Ord. No. 09-06, § 2, 4-28-2009; Ord. No. 09-12, § 2, 9-8-2009; Ord. No. 17-04, § 2, 5-9-2017)

State Law reference— Permitted single-family uses, Minn. Stats. § 462.357, subd. 7; permitted multifamily uses, Minn. Stats. § 462.357, subd. 8.