

ORDINANCE #19-02

CITY OF RAMSEY

ANOKA COUNTY

STATE OF MINNESOTA

**AN AMENDMENT TO CHAPTER 117 OF THE CITY CODE, WHICH CHAPTER IS KNOWN AS
ZONING AND SUBDIVISIONS OF THE CITY CODE OF RAMSEY, MINNESOTA**

**AN ORDINANCE AMENDING ARTICLE II DIVISION 4 SECTION 117-89 (DISTRICTS)
AND 117-111 (R-1 RESIDENTIAL DISTRICT)**

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

Section 117-89. – Districts is amended to read as follows:

Sec. 117-89. - Districts.

For the purpose of this chapter, the city is divided in the following zoning districts:

(1) R-1 Residential (MUSA – Villas). The intent of this district is to accommodate detached single-family dwelling units on suitable land within the Metropolitan Urban Service Area at a maximum net density of four units per acre.

(2) R-1 Residential (MUSA – Detached Single Family Homes). The intent of this district is to accommodate single-family dwelling units on suitable land within the Metropolitan Urban Service Area at a maximum net density of three units per acre or four units per acre through the use of a Planned Unit Development (PUD).

(3) R-1 Residential (Rural Developing). The intent of this district is to accommodate single-family dwelling units outside of the Metropolitan Urban Service Area at a maximum gross density of one unit per 2.5 acres.

(4) R-2 Residential. The intent of this district is to accommodate duplexes, twinhomes, attached and detached townhomes, or multifamily units at a maximum density of seven units per acre and a minimum density of four units per acre.

And all existing numbers (6) through (17) renumbered accordingly.

Sec. 117-111. - R-1 Residential District shall be amended to read as follows:

(a) Intent. The intent of the R-1 Residential District is to accommodate single-family dwelling units on suitable land in the 2040 Metropolitan Urban Service Area (MUSA) and rural developing areas of the City. All newly created lots, except the remnant of a lot of record not less than five acres in size and located within the 2040 MUSA, shall be serviced by sanitary sewer and municipal water. All developing lots located within the rural developing area shall be served with individual septic systems and wells.

(b) Permitted uses.

(1) Single-family detached dwellings.

(2) Agriculture, excluding the raising of livestock, poultry, and fowl within the MUSA boundary unless compliance with chapter 10, Animals, can be maintained.

(3) Public parks, municipal fire station.

(4) Single-family/townhome units as part of a PUD located within the 2040 MUSA. PUDs shall be designed in accordance with R-2 residential performance standards established in [section 117-112](#).

(5) State-licensed group homes in accordance with state statutes.

(6) Licensed home daycares in accordance with state statute.

(7) Noncommercial horse boarding.

(8) Home occupations as permitted by [section 117-351](#).

(9) Accessory uses as permitted by [section 117-349](#).

(c) Uses permitted by conditional use permit.

(1) Religious institutions.

(2) Commercial horse boarding.

(3) Commercial dog kennels.

(4) Oversizing of accessory structure size.

(5) Two-story accessory buildings.

- (6) Cemeteries.
- (7) Essential services.
- (8) Cell towers in Tower Overlay District.
- (9) Commercial garden nurseries or greenhouses with buildings.
- (10) Micro-scale WECS.

(d) R-1 bulk standards.

	MUSA		Rural Developing (Large Single Family Lots)
	Villas	Single Family Detached Homes	
Minimum lot size	.15 acres	.25 acres	2.5 acres
Minimum density	2.5 units per acre	2.5 units per acre	1 unit per 2.5 acres (gross) (minimum)
Maximum density	4 units per acre (maximum)	3 units per acre/4 units per acre with PUD (net) (maximum)	N/A
Minimum lot width	65 feet	80 feet/ 90 feet - corner lot	200 feet/100 feet on cul-de-sac
Front yard setback	25 feet	30 feet	40 feet
Side yard setback uninhabitable	5 feet	6 feet	10 feet
Side yard setback habitable	5 feet	10 feet	
Side yard setback for corner lots	25 feet	30 feet	40 feet
Rear yard setback	20 feet	30 feet	40 feet
Rear yard setback when adjoining a parcel zoned Park ³	20 feet		N/A
Major/minor arterial setback measured from the centerline of the road right-of- way	60 feet from right-of-way centerline plus the local applicable setback		
Service road setback	35 feet		

Maximum building height (measured from lowest adjacent grade to average height between eaves and highest ridge)	35 feet		
Minimum floor areas: (main floor)			
Rambler with garage	912 square feet		
Split level or two story with garage	720 square feet (total of main living areas)		
Townhouse with garage	PUD Required		N/A
	1 bedroom—700 square feet		
	2 bedrooms—800 square feet		
	3 bedrooms—960 square feet		
	Each additional bedroom 125 square feet		
Maximum building lot coverage	35%		
Maximum driveway width at street ²	30 feet; 24 feet on culs-de sac		
Maximum number of driveways ²	1 per street frontage	2	
Side yard setback for driveways ²	5 feet		
Required driveway surface ²	Bituminous or Concrete	Bituminous, Concrete, or Class V	
Accessory structure setbacks:			
Front ¹	25 feet or same as principal structure, whichever is greater	30 feet or same as principal structure, whichever is greater	40 feet or same as principal structure, whichever is greater
Rear	5 feet		
Side	5 feet	6 feet	10 feet
Side Corner	25 feet	30 feet	40 feet

¹ Refer to [section 117-349](#) for additional front yard setback provisions for lots two acres and greater in size.

² A zoning permit is required to install any driveway that is not associated with work requiring a building permit.

³ To be eligible for the reduced rear yard setback, the entire rear property line must adjoin the parcel zoned as park.

For lots located within the MUSA where adjacent structures existing as of July 1, 2002, have a different setback from that required herein, the front yard setback shall conform to the prevailing setback of adjacent structures. If adjacent structures have different setbacks from one another, the minimum front yard shall be the average of the two adjacent structures.

Sec. 117-112. - R-2 Residential District intent, permitted uses, and bulk standards shall be amended to read as follows:

(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 2040 MUSA. All lots created by subdivision located within the 2040 MUSA shall be serviced by sanitary sewer and municipal water.

(b) Permitted uses.

(1) Multiple-dwelling structures which include attached townhomes, 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](#).

(d) R-2 bulk standards.

	Detached Villa	Multifamily or Townhome (Attached)
Minimum Lot Size	.15 Acres	None
Minimum density (net)	4.0	4.0
Maximum density (net)	7.0	7.0
Lot width	50 feet	N/A
Building setback from private street measured from back of	25 feet	

curb or public street right of way		
Building setback from exterior development boundary line	25 feet	30 feet
Front yard setback	25 feet	30 feet
Side yard setback	5 feet	30 feet
Side yard setback corner lot	25 feet	30 feet
Rear yard setback	20 feet	30 feet
Maximum lot coverage for all principal and accessory buildings (excludes impervious or prepared surface)	35%	
Maximum building height (measured from lowest adjacent grade to average height between eaves and highest ridge)	35 feet	
Open space required	N/A	40% general open space 10% of which must be identifiable community space
Minimum separation between multifamily buildings, appurtenances thereto (i.e., patios, decks)	N/A	20 feet
Parking node setback from exterior development boundary line	30 feet	30 feet
Parking node setback from structure	15 feet	15 feet
Accessory structure setbacks:		
Front	30 feet or same as principal structure, whichever is greater	N/A
Rear	5 feet	N/A
Side	6 feet	N/A
Side corner	30 feet	N/A

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of _____, 2019.

Mayor

ATTEST:

City Administrator

Introduction date: 26 February 2019

Posting dates:

Adoption date:

Publication date:

Effective date: