

**CITY OF RAMSEY LAND USE APPLICATION  
TECHNICAL REVIEW FILE**

<b>DATE</b>	JUNE 28, 2019	<b>PROJECT ADDRESS</b>	15800 TRAPROCK ST
<b>PROJECT TITLE</b>	JAMES COUCH BARN EXTENSION CUP		
<b>ESCROW #</b>	117030		
<b>DEPARTMENT:</b>	Community Development: Planning Division (Zoning Code)		
<b>TECHNICAL REVIEWER:</b>	Name: Elliot Mohler Phone: 763-576-4314 Email: emohler@cityoframsey.com		

The following comments are offered regarding the Barn Extension Plans submitted to the City of Ramsey by James Couch:

**Accessory Structure**

- Detached accessory buildings shall be prohibited from containing complete independent living facilities (accessory apartments), which would include permanent provisions for living, sleeping, eating, and sanitation. Independent living facilities shall be considered those which meet three or more of the criteria in subsection (6)d of this section and have provisions for separating the living space.
- Accessory building cannot be used for commercial uses outside what City Code allows through Home Occupation [Section 117-351](#).

**General:** The applicant is proposing to construct a 47’x71’ barn addition to an existing 20’x32’ barn on the property generally referred to as 15800 Traprock Street. The size of the extension exceeds the maximum allowable total square footage for accessory structures on the property. Because of this, a Conditional Use Permit is required.

**Zoning:** The property is currently zoned R-1 Residential (Rural Developing). The surrounding properties are also zoned R-1 Residential (Rural Developing). The intent of this zoning district is to accommodate single-family dwelling units on suitable land served with individual well and septic systems.

**R-1 Residential (Rural Developing) Accessory Structure Bulk Standards**

<i>Standard</i>	<i>Required</i>	<i>Proposed</i>
Parcel Size	2.5-3.49 Acres	3.3 Acres
Maximum Square Footage Allowed for Accessory Structures	2,700 Square Feet	1,840 (approximate) Square Feet Existing, 3,333 Square Feet Proposed
Maximum Number of Accessory Structures Allowed	3	2 Existing, 1 Addition Proposed
Maximum Height (Mean Gable)	22 Feet	22 Feet

<i>Standard</i>	<i>Required</i>	<i>Proposed</i>
Minimum Front Yard Setback	40 Feet	100+ Feet (approximate)
Minimum Rear Yard Setback	5 Feet	60 Feet (approximate)
Minimum Side Yard Setback	10 Feet	N/A
Minimum Side Yard (Corner) Setback	40 Feet	72 Feet (approximate) – Variolite 100+ Feet (approximate) Traprock

**Floodplains:** There are no floodplains identified on the Subject Property.

**Wetlands:** There are no wetlands identified on the Subject Property.

**Streets and Access:** The Subject Property has three frontages (Variolite St, Traprock St, and 158<sup>th</sup> Ave). The Subject Property presently gains access off Traprock St NW. There is an existing driveway from the principle garage on the Subject Property to Traprock St NW. The applicant, as indicated in their land use application, did not intend to include a driveway connecting the proposed barn extension (and subsequent existing barn) to either Variolite St NW or Traprock St NW. City Code would not require a driveway to this accessory building as it would not serve as the principle garage.