

**ORDINANCE #20-10**

**CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

**AN AMENDMENT TO CHAPTER 117 SECTION 111 SUBSECTION D RELATED  
TO BULK STANDARDS WITHIN THE R-1 RESIDENTIAL DISTRICT SECTION  
OF THE CITY CODE OF RAMSEY, MINNESOTA.**

**SECTION 1. AMENDMENT**

The following ~~stricken~~ language is hereby removed from Chapter 117 Section 111 and the following underlined words are to be added to Chapter 117 Section 111.

Sec. 117-111. - R-1 Residential District.

- (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 <del>uninhabitable-</del>	<del>65 feet</del>	6 feet	10 feet
<del>Side yard setback habitable-</del>	<del>5 feet-</del>		<del>10 feet</del>
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 <sup>3</sup>	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 <sub>2</sub>	30 feet; 24 feet on culs-de sac		
Maximum number of driveways <sup>2</sup>	1 per street frontage		2

Side yard setback for driveways <sup>2</sup>	5 feet		
Required driveway surface <sup>2</sup>	Bituminous or Concrete		Bituminous, Concrete, or Class V
Accessory structure setbacks:			
Front <sup>1</sup>	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

<sup>1</sup> Refer to section 117-349 for additional front yard setback provisions for lots two acres and greater in size.

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

<sup>3</sup> 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.

(e) *Reserved.*

(f) *Resubdivision plans.* All new development proposals in the rural developing area must prepare a resubdivision plan in accordance with article III of this chapter. This plan shall demonstrate how the subject property might be re-subdivided in the future, when and if urban services are brought to the property. The resubdivision plan should be used to help guide the design of the plat itself. The plan must include the following information:

- (1) Potential future lots, including the location of house pads.
- (2) Potential future streets, particularly future connections to existing streets on adjacent parcels.
- (3) Potential greenway or open space areas.
- (4) Other information as required by the city council.

(g) *General R-1 residential performance standards.*

(1) *Fences.*

- a. *Height.* Fencing or walls (except retaining walls) located in the required front yard setback shall not exceed four feet in height except for "ornamental fences" as defined in section 117-1. Fencing or walls located in the side or rear yard shall not exceed eight feet in height. A zoning permit is required for all fences that are not addressed by the Minnesota State Building Code.
- b. *Materials and construction.* Fences shall be constructed in a workmanlike manner and of substantial material reasonably suited for its intended purpose. Fencing material shall consist only of wood, chain link, wrought iron, maintenance free vinyl, aluminum, or steel. Any other material must be approved by the zoning administrator prior to installation.

1. No boards, planks, or panels shall be larger than 12 inches in width.

2. Link fences shall be constructed such that no barbed ends shall be at the top.
  - (i) Agricultural uses.
    - A. Fences may be constructed of barbless wire or have the capability to carry an electric charge 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 qualify under this provision.
    - B. Electric fences must be set back a minimum of three feet from property lines and must be posted as being electric.
    - C. A sketch drawing shall be submitted to the city showing the proposed location of an electric fence.
  3. Fence framing must face inward on the fence owner's lot.
- c. *Location.* Fencing must be located 100 percent on the fence owner's lot and it is the responsibility of the fence owner to accurately locate property boundaries.
  1. For corner lots, no fence shall be located within the vision clearance triangle as described in section 117-348.
  2. The zoning administrator may require the owner of the property upon which a fence will be constructed to establish the boundary lines of the property by a survey thereof to be made by any registered land surveyor.
- (2) *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.
- (3) *Lot landscaping.*
  - a. *Number of plantings.* The minimum number of overstory trees on any given lot shall be as required below:

Required planting types	Required number of plantings
Overstory deciduous/coniferous trees	2 trees per dwelling unit

- b. *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

- c. *Planting types.* Acceptable plantings shall be determined by the city planting schedule. The compliment of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous.
- (4) *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:
  - a. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).
  - b. 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.

- (5) *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.
- (6) *Exterior building materials.* The type of building materials used on exterior walls on all structures in the R-1 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.

(Code 1978, § 9.20.11; Ord. No. 73-9, 6-1-1973; Ord. No. 79-5, 7-1-1979; Ord. No. 79-15, 2-24-1980; Ord. No. 86-2, 8-25-1986; Ord. No. 89-33, 1-29-1990; Ord. No. 96-17, 10-28-1996; Ord. No. 96-23, 1-13-1997; Ord. No. 99-19, 1-17-2000; Ord. No. 02-17, 7-15-2002; Ord. No. 03-21, 8-25-2003; Ord. No. 04-10, 5-17-2004; Ord. No. 04-43, 12-27-2004; Ord. No. 05-03, 4-4-2005; Ord. No. 05-12, 7-25-2005; Ord. No. 05-24, 11-7-2005; Ord. No. 07-05, § 2, 2-13-2007; Ord. No. 09-06, § 2, 4-28-2009; Ord. No. 09-12, § 2, 9-8-2009; Ord. No. 11-01, § 1, 2-8-2011; Ord. No. 15-06, § 2, 4-14-2015; Ord. No. 15-12, § 2, 7-14-2015; Ord. No. 17-04, § 2, 5-9-2017; Ord. No. 18-01, § 2, 3-13-2018; Ord. No. 19-02, § 2, 3-12-2019)

**State Law reference**— Permitted single-family uses, Minn. Stats. § 462.357, subd. 7.

### **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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

Introduction date:

Posting dates:

Adoption date:

Publication date:

Effective date:

DRAFT