

ORDINANCE #21-01

**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), 117-111
(R-1 RESIDENTIAL DISTRICT), AND 117-112 (R-2 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 – 50). The intent of this district is to accommodate 50 foot wide detached single-family dwellings on suitable land within the Metropolitan Urban Service Area at a maximum net density of four units per acre.

~~(1)~~ (2) R-1 Residential (MUSA – 65). The intent of this district is to accommodate 65 foot wide 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)~~ (3) R-1 Residential (MUSA – 80). The intent of this district is to accommodate 80 foot wide 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)~~ (4) 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) (5) R-2 Residential (Detached Townhome). The intent of this district is to accommodate detached townhomes on lots a minimum of 40 feet wide at a density of four to seven units per acre.

(5) (6) R-2 Residential (Multifamily or Attached Townhome). The intent of this district is to accommodate multifamily units, duplexes, twinhomes, and attached townhomes at a density of four to seven units per acre.

And all existing numbers (5) through (17) renumbered accordingly.

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

Sections (a) through (c) unchanged.

(d) R-1 bulk standards.

	MUSA			Rural Developing (Large Single Family Lots)
	<u>50</u>	<u>65</u>	<u>80</u>	
Minimum lot size	<u>.15 acres</u>	.15 acres	.25 acres	2.5 acres
Minimum density	<u>2.5 units per acre</u>	2.5 units per acre	2.5 units per acre	1 unit per 2.5 acres (gross) (minimum)
Maximum density	<u>4 units per acre (maximum)</u>	4 units per acre (maximum)	3 units per acre/4 units per acre with PUD (net) (maximum)	N/A
Minimum lot width	<u>50 feet</u>	65 feet	80 feet/ 90 feet - corner lot	200 feet/100 feet on cul-de-sac
Front yard setback	<u>25 feet</u>	25 feet	30 feet	40 feet
Side yard setback	<u>5 feet</u>	5 feet	5 feet	10 feet
Side yard setback for corner lots	<u>25 feet</u>	25 feet	30 feet	40 feet
Rear yard setback	<u>20 feet</u>	20 feet	30 feet	40 feet
Rear yard setback when adjoining a parcel zoned Park 3	<u>20 feet</u>	20 feet		N/A
Major/minor arterial setback measured from the centerline of the road right-of-way	<u>60 feet from right-of-way centerline plus the local applicable setback</u>			
Service road setback	<u>35 feet</u>			

Maximum building height (measured from lowest adjacent grade to average height between eaves and highest ridge)	<u>35 feet</u>		
	Minimum floor areas: (main floor)		
Rambler with garage	<u>912 square feet</u>		
Split level or two story with garage	<u>720 square feet (total of main living areas)</u>		
Townhouse with garage		PUD Required	N/A
	<u>1 bedroom—700 square feet</u>	1 bedroom—700 square feet	
	<u>2 bedrooms—800 square feet</u>	2 bedrooms—800 square feet	
	<u>3 bedrooms—960 square feet</u>	3 bedrooms—960 square feet	
	<u>Each additional bedroom 125 square feet</u>	Each additional bedroom 125 square feet	
Maximum lot coverage <u>for all principal and accessory buildings (excludes impervious or prepared surface)</u>	<u>50%</u>	35%	
Maximum driveway width at street ²	<u>30 feet; 24 feet on culs-de sac</u>		
Maximum number of driveways ²	<u>1 per street frontage</u>		2
Side yard setback for driveways ²	<u>5 feet</u>		
Required driveway surface ²	<u>Bituminous or Concrete</u>		Bituminous, Concrete, or Class V
	Accessory structure setbacks:		

Front ¹	<u>25 feet or same as principal structure, whichever is greater</u>	30 feet or same as principal structure, whichever is greater	40 feet or same as principal structure, whichever is greater
Rear	<u>5 feet</u>		
Side	<u>5 feet</u>	6 feet	10 feet
Side Corner	<u>25 feet</u>	30 feet	40 feet

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 four 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.

(d) R-2 bulk standards.

	Detached Villa <u>Townhome</u>	Multifamily or <u>Attached</u> Townhome (Attached)
Minimum Lot Size	.15 <u>.10</u> Acres	None
Minimum density (net)		<u>4.0</u>
Maximum density (net)		<u>7.0</u>
Lot width	<u>40</u> 50 feet	N/A
Building setback from private street measured from back of curb or public street right of way	25 feet	
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	<u>50%</u>	35%

impervious or prepared surface)		
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
<u>Accessory Structures</u>	<u>Not Allowed</u>	<u>Not Allowed</u>
<u>Accessory structure setbacks:</u>		
–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

The Detached Villa column in City Code Section 117-113 (R-3 Residential) is confirmed to be deleted from that section and added to City Code Section 117-112 (R-2 Residential).

SECTION 3. SUMMARY

The following official summary of Ordinance #21-01 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

Ordinance #21-01 amends Section 117-111 of the City Code to move 50-foot wide lots to the R-1 District from the R-2 District, renamed as R-1 (MUSA – Detached Townhome). It amends Section 117-112 to rename the district Detached Villa to Detached Townhome and lower the minimum lot width from 50 feet to 40 feet. Ordinance 20-01 also updates Section 117-89 to update definitions.

SECTION 4. 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 _____, 2021.

Mayor

ATTEST:

City Clerk

Introduction date:

Posting dates:

Adoption date:

Publication date:

Effective date: