

ORDINANCE #21-06

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

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

AN ORDINANCE AMENDING SECTIONS 117-111 (R-1 RESIDENTIAL DISTRICT), 117-112 (R-2 RESIDENTIAL DISTRICT), 117-113 (R-3 RESIDENTIAL DISTRICT), 117-114 (B-1 GENERAL BUSINESS DISTRICT), 117-115 (B-2 HIGHWAY BUSINESS DISTRICT), 117-116 (E-2 EMPLOYMENT DISTRICT), 117-117 (E-1 EMPLOYMENT DISTRICT), 117-120 (H-1 HIGHWAY 10 BUSINESS DISTRICT), 117-121 (B-3 BUSINESS DISTRICT), 117-124 (E-3 EMPLOYMENT DISTRICT), AND 117-125 (NEIGHBORHOOD BUSINESS DISTRICT), OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

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

Sec. 117-111 (g) (3) and (4) shall be repealed entirely and replaced with: (3) Landscaping in accordance with Sec. 117-364.

Sec. 117-112 (e) (6) a., b., c., d., and e. shall be repealed and replaced with: (6) *Open Space*.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.

Sec. 117-112 (7) shall be repealed and replaced with: (7) Landscaping in accordance with Sec. 117-364.

Sec. 117-113 (e) (5) a., b., c., d., and e., shall be repealed and replaced with (6) a. *Open space*.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.

Sec. 117-113 (6) shall be repealed and replaced with: (6) Landscaping in accordance with Sec. 117-364.

Sec. 117-114 (e) (14) shall be repealed and replaced with: (14) Landscaping in accordance with Sec. 117-364.

Sec. 117-115 (e) (16) shall be repealed and replaced with: (16) Landscaping in accordance with Sec. 117-364.

Sec. 117-116 (e) (3) shall be repealed and replaced with: (3) Landscaping in accordance with Sec. 117-364.

Sec. 117-117 (e) (3) shall be repealed and replaced with: (3) Landscaping in accordance with Sec. 117-364.

Sec. 117-120 (e) (14) shall be repealed and replaced with: (14) Landscaping in accordance with Sec. 117-364.

Sec. 117-121 (g) (2) f. shall be repealed and replaced with: f. Landscaping in accordance with Sec. 117-364.

Sec. 117-124 (e) (3) shall be repealed and replaced with: (3) Landscaping in accordance with Sec. 117-364.

Sec. 117-125 (f) (13) shall be repealed and replaced with: (13) Landscaping in accordance with Sec. 117-364.

Sec. 117-348 (i) shall be repealed entirely.

Section 117-364 (Landscaping) shall be added to read as follows:

- (a) Intent. The City of Ramsey recognizes the advantages that landscaping and screening can provide, including enhanced health, safety, aesthetic, ecological and economic value. The intent of this section is to:
- (1) Enhance the quality of life within the city;
 - (2) Enhance aesthetic view of development(s) from public roads;
 - (3) Maintain and enhance property values;
 - (4) Aid in both physical and mental human health;
 - (5) Improve air quality and buffer against noise, glare, and heat;
 - (6) Reduce the potential for crime and violence;
 - (7) Improve energy efficiency;
 - (8) Add visual interest to blank building facades and soften appearance of hardscaping and buildings with accent plantings;
 - (9) Complement adjacent land uses;
 - (10) Improve the visual quality and continuity within and between developments;
 - (11) Reduce storm water runoff;

(12) Encourage the establishment and/or restoration of native landscapes.

(b) Goals and Objectives. Landscaping for any project is intended to achieve the following goals and objectives:

- (1) Provide immediate aesthetic enhancements to a development site while also taking into account space and input needs of plantings well into the future;
- (2) Encourage a healthy environment and landscape in the future;
- (3) Ensure a diverse mixture of species to protect against future pests and pathogens.
- (4) Encourage native landscapes in suitable locations with appropriate management plans.

(c) Landscaping Requirements.

(1) Topsoil and Ground Cover. All exposed ground areas, including boulevards and areas not devoted to off-street parking, driveways, sidewalks, trails, patios or other such impervious improvements, shall be landscaped with turf, shrubs, trees, native grasses and wildflowers and/or other ornamental landscape materials within six (6) months of the date of issuance of the Certificate of Occupancy.

a. Topsoil. In all zoning districts, a minimum of four inches of topsoil, as defined in Section 117-1, shall be applied across all exposed ground areas to the edge of improved streets, sidewalks, driveways and other impervious surfaces, excluding natural areas that are left undisturbed, whenever a building permit is issued for the construction of a principal building.

1. The depth of topsoil at the time of inspection shall be not less than four inches.
2. Alternatives to the import of topsoil, such as compost or other soil amendments known to improve soil water holding capacity may be permitted, but only with the prior approval of the City Engineer.

b. Required Ground Cover. In all zoning districts except R-1, all portions of a site not covered by structures, concrete, or asphalt, but excluding natural areas that are left undisturbed, shall be finished with sod and plantings, up to the edge of improved streets and other impervious surfaces. Any alternative to the sod requirement shall require City Council approval.

1. In the R-1 Residential District, sod is required in all boulevards, excluding those areas devoted to sidewalks, trails and driveways.
2. The remainder of a yard may be established with sod, seed, natural ground cover and/or native grasses and wildflowers. Noxious weeds do not constitute allowable ground cover.
3. A landscape escrow, in an amount to be determined by the Building Official, shall be deposited for all required landscaping, including topsoil, sod and trees, which is not established at the time of issuance of a Certificate of Occupancy. Installation of required landscaping, including topsoil, sod (or seeding where permitted by this Code) and trees, shall be completed within six months of the issuance of the Certificate of Occupancy, weather permitting. The city may draw upon the escrow to install the required landscaping if said work is not completed within six months of the date of issuance of the Certificate of Occupancy.

- (2) 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, WaterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

- (3) Existing Trees. A reasonable attempt shall be made to preserve as many existing trees as is practicable and incorporate them into a development (see Division 5. – Tree Preservation for inventory and preservation requirements). For each healthy significant tree retained on site and not identified on the City’s list of prohibited trees, one overstory tree, or the equivalent canopy square footage, can be deducted from the minimum planting requirements.

- (4) Planting types. Acceptable planting types shall be determined by the Ramsey Tree Book. The complement of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous. Not more than 25 percent of the required plantings shall consist of ornamental or understory trees. Projects should attempt to limit the planting of any one genus to no more than 20 percent of the total plantings.

(5) Planting Requirements for the R-1 Residential District.

Zoning District	Planting Type	Minimum Number Required	Size
R-1 Residential (MUSA) - Villas	Overstory Deciduous and/or Coniferous trees	1 tree per 50 feet of frontage, planted in the boulevard.	1 inch caliper – deciduous 5 foot height – conifer
R-1 Residential (MUSA) - SF Detached Homes	Overstory Deciduous and/or Coniferous trees	2 trees per dwelling, planted in the boulevard (or front yard depending on available space)	1 inch caliper – deciduous 5 foot height – conifer
R-1 Rural Developing	Overstory Deciduous and/or Coniferous trees	2 trees per dwelling, planted in the front yard	1 inch caliper – deciduous 5 foot height – conifer

- a. In the R-1 Residential (MUSA) – Villas sub-district, alternative planting locations, such as the backyard or common areas, will be considered if there is not sufficient space in the boulevard due to other improvements such as driveways, streetlights, hydrants, etc.

- (6) Planting Requirements for the R-2 Residential (Medium Density) and R-3 Residential (High Density) Districts.
 - a. If the housing product is a detached style, the plantings shall consist of at least one (1) tree per 50 feet of street frontage, planted in the boulevard.
 - 1. Alternative planting locations, such as the backyard or common areas, will be considered if there is not sufficient space in the boulevard due to other improvements such as driveway, streetlights, hydrants, etc.
 - b. If the housing product is an attached style, the number of plantings shall be determined based on canopy cover. To fulfill the planting requirements, a

combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage.

- c. The minimum canopy cover required shall be calculated as follows:
 - 1. Determine ratio of impervious area (including stormwater ponds) to entire site.
 - 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: $[(\text{Minimum} + \text{Maximum Spread}) \div 4]^2 \times \pi \times (0.65 \text{ for preferred species or } 0.50 \text{ for acceptable species, as identified in the Ramsey Tree Book})$.
- d. Minimum size of plantings. Required trees and shrubs shall meet or exceed the following size standards:

Plant Type	Size
Deciduous Tree	1 inch caliper
Coniferous Tree	5 feet in height
Ornamental Tree	1 inch caliper
Deciduous Shrub	2 feet in height
Evergreen	2 feet in height or width, based on growth characteristics

- (7) Planting Requirements for Business and Employment Districts (B-1, B-2, B-3, Neighborhood Business, H-1, E-1, E-2, and E-3).
 - a. Business Districts (B-1, B-2, B-3, Neighborhood Business, and H-1). The minimum number of trees required are outlined in the table below. These are minimum requirements and can be supplemented with other plantings, as well as flowers and various ground covers that would be appropriate to produce a complete and quality landscape.

Planting Type	Required Numbers
Deciduous/coniferous trees	1 tree per 50 lineal feet of site perimeter, or 1 tree per 1,000 square feet of building footprint, whichever is greater. For building expansions, 1 additional tree is required for each 1,000 square feet of new building footprint area.
Shrubs	1 shrub per 30 lineal feet of site perimeter or 1 shrub per 300 square feet of building footprint area, whichever is greater.

- b. Employment Districts (E-1, E-2, and E-3). The minimum number of plantings required shall be determined based on 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 required shall be as follows:
 - 1. Determine ratio of impervious area (including stormwater ponds below the 100 year flood elevation) to entire site.

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 and shrubs shall meet or exceed the following size standards:

Plant Type	Size
Deciduous Tree	2.5 inch caliper
Coniferous Tree	6 feet in height
Ornamental/Understory Tree	1.5 inch caliper
Deciduous Shrub	2 feet in height
Coniferous Shrub	2 feet in height or width, based on growth characteristics

- d. Road frontage plantings. For every 35 feet of public road frontage, one overstory tree shall be planted adjacent to the road right-of-way on private property. These plantings are credited toward the minimum planting requirements.
- e. Parking lot landscaping. All parking lots are required to provide internal and/or adjacent overstory tree plantings in an effort to shade parking surfaces and provide visual relief. The planting schedule is established to provide an acceptable number of plantings that may be planted in regular symmetrical patterns or irregular clusters or groupings. Plantings are required at the following minimum schedule:
 1. 1 tree per every ten parking spaces.
 2. Every overstory tree planting shall be provided with a planting area of at least 162 square feet.
 3. Acceptable ground cover materials include sod, mulch, and other natural ground cover. Landscaping rock and plastic underlayment is prohibited in planting islands.
- f. Bufferyards. Bufferyards help to achieve screening between differing uses with varied intensities and impacts that are not always complementary when adjacent to one another. When a bufferyard is required, the yard space and planting requirements are not to be reduced for other purposes such as future parking and driveways, building expansions, or other activities that are not in keeping with the purposes of buffering and screening.
 1. Bufferyards are intended to provide additional screening of businesses that are adjacent to residential areas. The following table details the width of the bufferyard along the common adjacent property line. An additional increase of landscape plantings is required in the bufferyard. The table below outlines the minimum required additional plantings, expressed as a percentage of the total required site landscaping:

Proposed Development	Existing Adjacent Development							
	R-1	R-2	R-3	NBD	B-1	B-2	B-3	H-1
Neighborhood Business (NBD) Bufferyard width % increase in plantings	40 feet 25%	30 feet 20%	20 feet 20%	NA	NA	NA	NA	NA
B-1 Bufferyard width % increase in plantings	40 feet 25%	30 feet 20%	20 feet 20%	NA	NA	NA	NA	NA
B-2 Bufferyard width % increase in plantings	50 feet 30%	40 feet 25%	30 feet 20%	NA	NA	NA	NA	NA
B-3 Bufferyard width % increase in plantings	50 feet 30%	40 feet 25%	30 feet 20%	NA	NA	NA	NA	NA
H-1 Bufferyard width % increase in plantings	50 feet 30%	40 feet 25%	30 feet 20%	NA	NA	NA	NA	NA
E-1 Bufferyard width %increase in plantings	60 feet 30%	60 feet 30%	60 feet 30%	35 feet 20%	35 feet 20%	35 feet 20%	35 feet 20%	35 feet 20%
E-2 Bufferyard width %increase in plantings	60 feet 30%	60 feet 30%	60 feet 30%	35 feet 20%	35 feet 20%	35 feet 20%	35 feet 20%	35 feet 20%
E-3 Bufferyard width %increase in plantings	60 feet 30%	60 feet 30%	60 feet 30%	35 feet 20%	35 feet 20%	35 feet 20%	35 feet 20%	35 feet 20%

2. As an alternative method for screening in the Neighborhood Business, B-1, B-2, B-3, H-1, E-1, E-2 and E-3 Districts, fences that are 100 percent opaque may be used to mitigate the impacts of businesses that are adjacent to residential areas. Fences are subject to the provisions found in all applicable ordinances. When a fence is used for screening purposes, the bufferyard planting requirements may be reduced by ten percent from the stated minimum requirement.
- g. Credit for preservation or establishment of native grasses and plant communities. The total number of required trees may be offset by the provision of native grasses and wildflowers. Establishment or preservation of native plant communities can reduce the required number of tree plantings by 1 tree per 500 square feet of native grass/plant community area. Credit may not exceed 50 percent of the total requirements.
 1. This area(s) must be shown on both the Landscape Plan and the Grading Plan.
 2. Species, quantities, and application method and rates, shall all be provided as part of the Landscape Plan.
 3. A 3-year management plan shall be submitted for review and approval by the City as part of the civil plan set. Thereafter, an annual management plan shall be submitted to the city every year by March 1.

SECTION 3. SUMMARY

The following official summary of Ordinance #21-06 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 #21-06 amends Sections 117-111, 117-112, 117-113, 117-114, 117-115, 117-116, 117-117, 117-120, 117-121, 117-124, 117-125, and 117-348 to move all landscaping standards into a new Section, 117-364. Furthermore, this ordinance establishes intent, goals and objectives of landscaping. It also establishes bufferyard standards for the B-3 Business District. Finally, this ordinance amends the landscaping requirements in the Employment Districts (E-1, E-2, and E-3) to base them on the Canopy Cover Formula.

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 Administrator

Introduction date:

Posting dates:

Adoption date:

Publication date:

Effective date: