

ORDINANCE #22-04

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

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

AN ORDINANCE AMENDING SECTION 117-349 (ACCESSORY USES AND BUILDINGS) OF THE CITY CODE OF RAMSEY, MINNESOTA.

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

Sec. 117-1 shall be amended to read as follows (additions indicated by underline)

Accessory dwelling unit (ADU) means a permanent residential dwelling unit, but not a mobile home, located on the same lot as a single-family dwelling unit, either within the same building as the single-family dwelling unit or in an accessory building

Habitable space means a space in a building for living, sleeping, eating or cooking.

Sec. 117-111 shall be amended to read as follows (additions indicated by underline)

(b) *Permitted uses.*

(10) Accessory dwelling units

(c) *Uses permitted by conditional use permit.*

(11) Conversion of a lawful-nonconforming garage to an accessory dwelling unit.

Sec. 117-349 shall be amended to read as follows (additions indicated by underline, deletions indicated by ~~strikethrough~~)

(d) *Accessory buildings.*

(5) ~~Reserved~~ Accessory Dwelling Units (ADU's)

a. General Requirements. Attached and detached accessory dwelling units are permitted with the following requirements:

1. *Number.* No more than one (1) ADU shall be allowed per one (1) existing single-family residential property.
2. *Owner Occupancy.* The principal dwelling or the ADU must be owner-occupied.
3. *Accessory Buildings.* The ADU must comply with all other accessory building requirements set forth in this section.
4. *Architecture.* The exterior finish of the ADU must match that of the principal structure.
5. *Maximum Size.* The maximum size of an ADU cannot exceed 800 square feet of habitable space.
6. *Home Occupations.* The ADU cannot be used for any portion of a home occupation.
7. *Setbacks.* The ADU setbacks must meet the setback requirements for a dwelling in the R-1 Residential Zoning District.
8. *Minimum Lot Size.* Detached ADU's are allowed on properties with a minimum of one (1) acre in size. Attached ADU's are allowed on properties with a minimum of 80-foot lot width.
9. *Height.* The ADU may not exceed a height of 22 feet, or the height of the principal structure, whichever is less.
10. *Address.* The ADU must retain the same address as the principal structure.
11. *Parking.* Additional parking for the ADU is not required if off-street parking requirements for the principal structure are met.
12. *Regulations.* An accessory dwelling unit must comply with all other city, local, regional, state, and federal regulations.
13. *Utilities.* Accessory dwelling units must share utilities with the principal structure.
14. *Foundation.* Accessory dwelling units must have a permanent foundation.
15. *Certificate of Occupancy.* Accessory dwelling units must have a Certificate of Occupancy and a building permit.
16. *Ownership.* Accessory dwelling units may not be sold separately from the primary residence, and cannot be created with a new tax parcel.
17. *Garage Conversion.* ADU's are permitted above existing lawful detached garages. A conditional use permit (CUP) is required for the conversion of a lawful, nonconforming garage to an ADU. Exterior finish updates and additional landscaping or screening may be required from the City as a condition.

(15) Reserved

SECTION 3. SUMMARY

The following official summary of Ordinance #22-04 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 #22-04 amends Section 117-1, 117-111, 117-349 to create requirements for accessory dwelling units in the City of Ramsey.

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: