

City of Ramsey
Agenda
Regular Planning Commission
Thursday, February 23, 2023

7:00 pm

Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Citizen Input**
- 4. Approve Agenda**
- 5. Consent Agenda**
 1. Approve the January Planning Commission Meeting Minutes
- 6. Public Hearing**
 1. PUBLIC HEARING: Consider Preliminary Plat for Parkside Townhomes (Project No. 22-143)
- 7. Commission Business**
 1. Zoning Code Update: Mixed Use/COR
 2. Zoning Code Update: Residential Districts (Continued Discussion)
- 8. Commission/Staff Input**
- 9. Adjournment**

Regular Planning Commission

5. 1.

Meeting Date: 02/23/2023

Submitted For: Dana Verbeek, Community Development

By: Dana Verbeek, Community Development

Information

Title:

Approve the January Planning Commission Meeting Minutes

Purpose/Background:

The purpose of this case is to approve the Planning Commission regular meeting minutes from the January 26, 2023 meeting.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

January PC Minutes

Form Review

Inbox

Brian Hagen

Form Started By: Dana Verbeek

Final Approval Date: 02/16/2023

Reviewed By

Brian Hagen

Date

02/16/2023 03:13 PM

Started On: 02/13/2023 09:23 AM

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, January 26, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Randy Bauer
 Commissioner Bruce Anderson (via Zoom)
 Commissioner Cheri Gengler
 Commissioner Tom Hunt
 Commissioner Eric Peters
 Commissioner Gary Van Scoy

Members Absent: Commissioner Brian Walker

Also Present: Planning Manager Todd Larson
 Community Development Director Stephanie Hanson
 City Council Liaison Matt Woestehoff

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Peters, seconded by Commissioner Gengler, to approve the agenda as presented.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner Anderson	aye

Chairperson Bauer aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the December 1, 2022 Planning Commission Meeting Minutes

Commissioner Van Scoy noted on page four, the first line, it should state, “Chairperson ~~Peterson~~ Bauer...”

Motion by Commissioner Van Scoy, seconded by Commissioner Peters, to approve the consent agenda with the noted change.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Gengler	aye
Commissioner Van Scoy	aye
Commissioner Hunt	aye
Chairperson Bauer	aye

Motion Carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: ARAA Dome Site Plan, Plat and Variance to Height – 14600 Ferret Street NW

Public Hearing

Chairperson Bauer called the public hearing to order at 7:03 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the plat, site plan review and variance.

Chairperson Bauer asked the maximum number of people that could be in the building per building and fire code prior to the requirement for a special event permit being triggered.

Planning Manager Larson replied that he believed it was around 360 people.

Mark Bigelbach, representing ARAA, commented that in the last conversation he believed that the total was 635 people.

Chairperson Bauer asked the number of parking stalls required.

Planning Manager Larson replied that 175 stalls would be required which is based on training for high school aged kids that would drive themselves.

Chairperson Bauer referenced the tentative additional building noting that the mentioned uses would have their own parking requirements and asked if that is being provided in this plan or whether that would be constructed in the future.

Planning Manager Larson replied that area would remain vacant field until those uses come in, and parking would be provided in the future based upon those uses. He identified the areas where parking is currently proposed.

Chairperson Bauer referenced the variance in height and asked how that would be visible from the highway and Bunker Lake Boulevard.

Mr. Bigelbach commented that structurally the dome has to have a certain curve to shed snow, which is the reason for the variance.

Planning Manager Larson commented that the dome will be a noticeable structure in the community, especially from the highway. He commented that it will be noticeable from Armstrong as well. He commented that these domes are not see through, therefore someone driving by would not be aware if lights are on or off.

Councilmember Woestehoff stated that 135 stalls are listed in the case, but staff mentioned 175 stalls.

Planning Manager Larson noted that was his error and the packet information is correct.

Commissioner Hunt asked for details on the process in terms of combination of lots and subsequent division for the potential future development.

Planning Manager Larson commented that because the future development is not yet known, it makes more sense to create one lot now and deal with future development requests in the future.

Commissioner Van Scoy asked for details on the change to zoning.

Planning Manager Larson replied that there is no change in zoning proposed but there will be additional zoning related discussions during the meeting tonight.

Commissioner Van Scoy referenced the ratio of lot coverage proposed and asked how future subdivision could impact the lot coverage ratio.

Planning Manager Larson stated that is one of the discussion items that will come later tonight is that there is not a coverage limitation at this time.

Commissioner Van Scoy stated that there is a limitation on the building footprint. He noted that the zoning provides different limitations on lot coverage. He asked if they could create a lot that would be nonconforming.

Planning Manager Larson replied that they could not create a nonconforming lot, without variance or use of PUD.

Commissioner Van Scoy stated that he supports the project, but his concern would be with how restrictions on footprint could restrict the applicant's future plans.

Mr. Bigelbach stated that they do not see a problem meeting the staff recommendations.

Reese Sedtelgte, project engineer, referenced the concept for future development and noted that is not set in stone as they have looked at multiple configurations of what that could look like. He believed that they would have no problem providing the necessary parking for those uses at that time.

Commissioner Peters asked if there are any restrictions on concession stands within these types of buildings.

Mr. Bigelbach replied that he recommends not to put in concession stands for these types of buildings and therefore it was not included in the plans.

Citizen Input

Matt Kuker, PSD, commented that they support the dome but has concern with the parking. He stated that a previous drawing showed 294 stalls, which equated to one stall per 606 square feet. He stated that Adrenaline Sports Center, which has hosted large users and events, has 205 parking stalls and they experience overflow parking into adjacent lots. He stated that overflow parking will likely flow into his adjacent industrial lots, which operate seven days per week. He stated that he did not want to see that type of issue arise and therefore would prefer to address the issue now. He stated that the drawing now shows 135 stalls which is a big concern. He stated that if the applicant could utilize underground stormwater facility that would allow parking above. He referenced a sports center in a neighboring community that had major issues with parking. He believed that parking would become an issue and he would like to avoid that as an adjacent property owner. He stated that he does fully support the project but believes it to be severely under parked.

Mr. Sedtelgte commented that they did look at parking and completed a traffic and parking study. He stated that they assumed that all courts were being used at the same time, along with the turf areas. He stated that they estimated 96 stalls needed for full use and therefore the 135-projection allowed for turnover of those arriving and departing. He stated that there will be a retaining wall on the north property line, with a fence. He stated that they could extend the fence line to dissuade people from parking where they should not be. He stated that if parking becomes an issue, parking

could be added over the infiltration basin. He noted that they would like to avoid underground treatment, if possible, because of the cost.

Commissioner Van Scoy stated that the calculations seemed to be based upon those involved in the activities.

Mr. Bigelbach replied that he based his parking numbers off his experience at his other dome locations. He commented that not all the kids are driving or have a parent that is staying. He noted that some carpool and some parents drop their child off and pick them up after practice. He noted that there are spectators during events.

Commissioner Van Scoy asked how parking is determined for spectators.

Mr. Bigelbach commented that is hard to predict as some events have no spectators and others would have a lot of spectators.

Commissioner Peters asked if there have been issues with people parking on grass at other locations that were under parked.

Mr. Bigelbach stated that in West Saint Paul there was no grass available for parking and the city addressed that pretty quickly in adding a second lot.

Commissioner Peters commented on his experience with parking at sporting events for children, noting that people park however they want, especially in the winter.

Mr. Bigelbach noted that they would plow the area correctly for people to continue to follow the parking areas.

Commissioner Van Scoy asked if there is a plan B, in the case this is not adequate parking.

Mr. Bigelbach commented that they have reviewed a lot of variations and that is why they have not sold additional land for other users. He stated that this is the plan they are moving forward with and could use that future expansion area for parking in the future if that is needed. He noted that they did attempt to purchase the lot behind them, but it had been sold to another user.

Councilmember Woestehoff stated that it has been his understanding that this would exclusively be used as a practice facility, whereas the case makes it sound like there could be some events. He asked for clarification. He stated that he could see the design being suitable for a training facility but noted that parking would be an issue for events.

Mr. Bigelbach referenced the West Saint Paul location he constructed and noted a shared parking agreement that have reached for events. He noted that in Vadnais Heights they bussed people to the dome location from a city parking lot. He stated that at the Lakeville location he does not allow events and does not experience any parking problems.

Mr. Kuker commented that he sees this being a great place for doing tournaments on the weekends for basketball. He stated that players arrive 30 minutes early, therefore there is overlap in people arriving. He again commented that additional parking is needed.

Commissioner Hunt asked if the adjacent industrial lots are typically at full capacity.

Mr. Kuker replied that typically the lots are close to full. He noted that there are large, paved areas that are not used for parking because the area is needed for semi-truck maneuverability.

Motion by Commissioner Van Scoy, seconded by Commissioner Hunt, to close the public hearing.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Chairperson Bauer	aye

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:42 p.m.

Commission Business

Chairperson Bauer asked staff to review the variance criteria.

Planning Manager Larson explained that a variance must be unique for the use and specific to the property proposed. He reviewed the different criteria that are considered and explained how this request would meet those criteria.

Chairperson Bauer commented that the proposed use would necessitate the variance.

Motion by Commissioner Peters, seconded by Commissioner Gengler, to Adopt Resolution #23-04 Approving a Variance to Structure Height in the E-3 Zoning District.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Gengler	aye
Commissioner Van Scoy	aye
Commissioner Hunt	aye
Commissioner Anderson	aye
Chairperson Bauer	aye

Motion Carried.

Motion by Commissioner Hunt, seconded by Commissioner Van Scoy, to recommend that City Council adopt Resolution #23-025 Approving Plat of “ARAA Subdivision”.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Anderson	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion Carried.

Commissioner Van Scoy commented that the request is for a training facility and not events at this time. He asked if events are going to be planned in the future, would that have to go through the City.

Planning Manager Larson confirmed that the City would review requests for special events. He noted that some of the questions asked at that time would be related to traffic, parking and anticipated attendance. He noted that it may be determined that alternate parking is required such as shuttling from another location.

Commissioner Van Scoy noted the willingness of the applicant to construct additional parking, should that be deemed necessary in the future.

Motion by Commissioner Gengler, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #23-026 Approving Site Plan Review for an Athletic Training Facility at 14600 Ferret Street NW.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Gengler	aye
Commissioner Van Scoy	aye
Commissioner Hunt	aye
Chairperson Bauer	aye

Motion Carried.

Planning Manager Larson noted that this item will move forward to the City Council for consideration at its February 14, 2023 meeting.

Chairperson Bauer invited the new Community Development Director to introduce herself.

Community Development Director Hanson introduced herself. She looked forward to working with everyone and getting to know the businesses in the community as well.

7. COMMISSION BUSINESS

7.01: Zoning Code Update – Business Districts

Presentation

Planning Manager Larson presented the Staff Report and asked for feedback from the Commission.

Commission Business

Chairperson Bauer referenced two different uses with a slash between on page two and asked if the intention would be for the group to decide whether that is permitted or conditional.

Planning Manager Larson provided additional explanation, using the example of a small gym which would be permitted and a larger gym which would have additional considerations and therefore would be conditional.

Commissioner Van Scoy stated that he finds the table useful but found the language related to funeral homes or fitness center to be confusing. He asked if it would make more sense to separate the smaller and larger uses, such as fitness center under a certain size and fitness center over a certain size.

Chairperson Bauer agreed that would make sense as they would have different requirements.

Planning Manager Larson stated that they attempted to keep the standards out of the table and provide that in a different area. He noted that staff could separate those two items as mentioned (fitness center, funeral home/crematorium).

Commissioner Peters commented that ACE has a recycling center and asked where that would fit.

Planning Manager Larson stated that staff did discuss that business and did not find a good category for it. He noted that all users/uses do not need to be accommodated for. He stated that they would become nonconforming and could continue to exist. He stated that if that type of facility is desired, they could add a line item or define it under another category.

Commissioner Peters commented that he would see that business as a collection and distribution facility. He asked and received confirmation that the City would not allow another landfill.

Commissioner Van Scoy asked the difference between an indoor recreation center and fitness center.

Planning Manager Larson commented that an indoor recreation facility would be users like Adrenaline and the sports dome.

Councilmember Woestehoff referenced the language that states that if a use is not listed, it should be considered as prohibited. He commented that there is one item in the table that is listed as not permitted and asked if there is a reason to have it listed if it is not permitted.

Planning Manager Larson replied that in his experience with some auto repair shops, those businesses would sometimes purchase salvaged vehicles with intent to repair and resell but do not get around to them. He stated that this language would prevent the situation where those vehicles accumulate.

Community Development Director Hanson noted that she has had similar experience with those types of businesses and commented that the specific language is helpful for enforcement.

Planning Manager Larson continued to review the staff report providing details on performance standards.

Commissioner Gengler asked the definition of a transient merchant.

Planning Manager Larson provided the definition, examples and reviewed the permitting process.

Commissioner Gengler commented that perhaps that should be clarified as it would seem upon reading that the use is just permitted.

Commissioner Van Scoy referenced accessory dwelling units (ADU), which seems to be a new use.

Planning Manager Larson confirmed that this would be new and modeled after the residential ADU regulations. He provided some examples of businesses that may want someone to live onsite or have a room onsite, such as a funeral home, self-storage facility, or emergency veterinary clinic. He noted that the ADU would only be able to be occupied by someone employed by the business and could not just be used for rental. He noted that the unit may be subject to rental licensing requirements and would then be subject to related inspections.

Commissioner Van Scoy commented that he would be a bit uncomfortable allowing businesses to have an ADU and would want to see more details. He asked if the use would be open to all businesses or limited to those listed.

Planning Manager Larson reviewed the language that would address that concern, noting that staying onsite would need to be a requirement of the employee's job. He did not anticipate that there would be a lot of requests. He continued to review the staff report including adult uses.

Commissioner Gengler referenced Sections D and E, outdoor recreation, which is tied to a brewery/taproom/restaurant and asked if that is too restrictive.

Planning Manager Larson stated that staff began with breweries and what can be found and then tried thinking of other businesses and could not think of others outside of that category. He moved to the topic of motor vehicle sales and provided details on that section.

Commissioner Van Scoy commented that this would seem to be a lot of building for a sales office but acknowledged that the intention would be to have some vehicles inside as well.

Planning Manager Larson confirmed that to be true. He noted that the change would make many of the existing vehicles sales locations noncompliant, but they would be grandfathered in and could continue to operate.

Commissioner Van Scoy referenced language related to rental space within B-2 and asked if the intention is to limit self-storage uses.

Planning Manager Larson confirmed that the intent would be to have a building that looks like a building rather than a row of garages. He reviewed the districts that use would be allowed in. He reviewed details on bulk standards and reviewed the direction staff is seeking.

Chairperson Bauer stated that perhaps it would make sense to have impervious surface limitations for properties near the river, lake, or pond.

Councilmember Woestehoff asked if the COR districts would fall under B-3.

Planning Manager Larson commented that staff is not proposing to do anything with the COR, other than the most western part that is outside of the framework. He noted that many of the uses within the COR would best fit within B-2.

Councilmember Woestehoff commented that when speaking of the COR development is desired that perhaps would not require the same amount of greenspace as a business outside of that area. He noted the intention for concentrated development and use of space, noting that he would support a larger building footprint on a lot, but would not want to see a large parking lot occupying the majority of a lot within the COR.

Commissioner Peters commented that a large parking lot could also be minimized in visual impact by the use of islands with trees.

Planning Manager Larson provided details on the topic of building height and asked for input from the Commission.

Commissioner Gengler stated that she is comfortable leaving the maximum height as is and reviewing higher requests on individual basis.

Commissioner Van Scoy asked if there is any idea of how many times the City has been requested to go higher for building height that was denied.

Planning Manager Larson replied that staff could not recall any incidents.

Commissioner Van Scoy stated that if retail were to go into I-2, the parking lot could go to the setback. He stated that perhaps using an impervious surface maximum of 75 percent or so.

Commissioner Gengler stated that she would support the idea of a maximum for lot coverage but would not want to create a situation that could not be met.

Planning Manager Larson commented that staff can provide suggestion that would range between 75 and 85 percent. He moved to the topic of accessory structures and asked for input.

Commissioner Van Scoy stated that he would support that allowance if the maximum building footprint included all buildings.

Planning Manager Larson confirmed that would be the intention. He stated that if the building were already at the maximum footprint allowed, the business would not be eligible for an accessory structure. He provided more details on the topic of parking and asked for input from the Commission.

Chairperson Bauer asked for details on parking, using the example of Coborn's and the different businesses.

Planning Manager Larson commented that is a great example of where shared parking signs are not helpful. He stated that in that case, the employees should be parking in further locations that are not often used to make parking more convenient for customers.

Commissioner Van Scoy asked if vehicles that do not belong could be towed, using the example of a warehouse.

Planning Manager Larson replied that it is private property and therefore unauthorized vehicles could be towed, but generally that is posted by sign.

Chairperson Bauer provided an example where overflow parking from a church occurred in an area for an adjacent business and those vehicles were towed.

Councilmember Woestehoff stated that Mr. Kuker mentioned a concern with spillover from the dome could occur into his industrial properties and noted that is a situation where towing could occur. He stated that the language being discussed in this code would be shared parking similar to Coborn's where vehicles could not be towed in that same manner.

Planning Manager Larson continued to review information related to parking.

Commissioner Peters asked if there is a requirement for parking lot maintenance.

Planning Manager Larson commented that is addressed under the property maintenance code.

Councilmember Woestehoff referenced the concept of reserved parking and asked if stalls could be reserved for electric vehicles, should there be charging facilities in that location.

Planning Manager Larson confirmed that could be done.

Commissioner Van Scoy referenced the term “berth” which is mentioned for loading docks and asked if different language should be used.

Planning Manager Larson stated that language already existed in code and confirmed that could be replaced with “designated loading zone”. He provided details on landscaping and confirmed the consensus of the Commission on the proposed simplification to buffer zones. He reviewed the proposed changes to architectural standards.

Commissioner Van Scoy stated that he would not see the necessity to screen loading docks from public right-of-way in an industrial area.

Chairperson Bauer commented that the loading docks for Delta ModTech are visible from the residential area, and he does not see an issue with that.

Commissioner Gengler stated that she would think of the sounds and activity of a loading dock, along with the visual impact, and therefore would support screening between loading docks and residential areas.

Commissioner Hunt agreed that screening should be required when adjacent to a residential area but did not see the need to screen from a public right-of-way.

Commissioner Anderson commented that he would also agree with buffering between loading docks and residential areas but could go either way.

Councilmember Woestehoff agreed that the City does not want to be a burden to a business development but would agree with screening between a loading dock and residential use. He stated that he would not necessarily think screening would be necessary for public right-of-way or in an industrial area. He asked and received confirmation that buffering/screening could simply move trees that would be required to be planted to be moved to the desired area.

Commissioner Van Scoy referenced the parking lot screening mentioned and asked if a berm would be required.

Planning Manager Larson replied that the screening could also be provided through landscaping.

Commissioner Van Scoy did not believe that type of screening currently exists and whether there would be a need.

Planning Manager Larson commented that it is helpful with mitigating traffic issues from lights shining, but the screening would also assist in mitigating the impact of a parking lot visually.

Commissioner Van Scoy commented that he did not see the need for that type of screening noting that it would add additional cost to a project.

Commissioner Hunt agreed. He stated that he could see the requirement for that when adjacent to residential, but otherwise would not see a need for it.

Planning Manager Larson confirmed that could be left out.

Councilmember Woestehoff asked if snow storage should be addressed in the parking standards.

Planning Manager Larson commented that there is a lot of business fencing in the community, but no regulation related to that. He provided some examples of regulation that could be added.

Councilmember Woestehoff commented on recent mention of barbed wire that is used for security to deter theft.

Planning Manager Larson commented that there are other ways to deter theft that are more attractive. He stated that many of the fence regulations would be similar to what is found in residential regulations. He noted that this would sum up the discussion on the business districts for tonight and noted that if the Commission think of any other comments, they could provide that via email or phone call.

7.02: Zoning Code Update – Residential Districts

Presentation

Planning Manager Larson presented the Staff Report and asked for feedback from the Commission.

Commission Business

Chairperson Bauer suggested using one acre as the minimum lot size.

Commissioner Anderson commented that his concern would be the ability for people to split lot into two one acre lots and he would be uncomfortable with that.

Commissioner Van Scoy recognized the intent to maintain rural character but noted that Ramsey is a suburban community that has a MUSA area that will continue to expand. He believed that rural developing would continue to be the better description.

Planning Manager Larson commented that they could be intentional on where the zoning is changed to the one acre minimum. He stated that minimum lot width could also be maintained to prevent undesired splitting.

Councilmember Woestehoff stated that he would have concern with creating a large number of lawful nonconforming properties.

Planning Manager Larson commented that a majority of those properties would already be lawful nonconforming.

Commissioner Van Scoy asked how this occurred to have these smaller nonconforming lots.

Councilmember Woestehoff commented that there is a development, south of Central Park and east of Armstrong, which was developed before the City incorporated. He imagined that the City inherited a lot of these lot sizes.

Planning Manager Larson agreed noting that there were many PUDs that allowed smaller lots.

Commissioner Gengler commented that it would seem that only one third of the area zoned for 2.5 acre lots actually has 2.5 acre lots.

Commissioner Hunt recognized that this issue already exists and therefore is unsure what the best answer would be.

Councilmember Woestehoff asked if PUDs would be allowed to continue to exist in the zoning update.

Planning Manager Larson commented that will be part of the continued zoning discussion. He stated that it would seem that PUDs were used in the past to secure lesser lot sizes in return for open space dedication. He noted that going forward staff would suggest that it be used to support a mix of different developments within one overall development rather than a tool used simply for obtaining smaller lots sizes. He moved to the topic of density, providing input on the challenges in reaching the required density.

Commissioner Van Scoy stated that the intent with 80-foot lots was to reach the four units per acre but recognized that the stormwater areas and roads make that difficult. He supported further investigation as to what would allow achievement of density.

Commissioner Gengler stated that she does support smaller lot sizes.

Councilmember Woestehoff stated that he does find it interesting to see what other communities are doing and reviewed the requirements for Anoka.

Planning Manager Larson commented that the intent in updating the zoning code is to be compliant with the Comprehensive Plan. He reviewed information on density transitioning including the current requirements and potential ideas to consider.

Commissioner Peters provided input on the density transitioning that was done by a development, noting that there were not requirements on spacing or watering and it did not turn out well.

Chairperson Bauer asked if this could be left open and developments could be reviewed on a case-by-case basis to determine screening needs.

Councilmember Woestehoff stated that he likes the idea that neighbors are neighbors, but when you transition from low to high density, or residential to business or industrial, there should be transitioning.

Commissioner Van Scoy commented that when a large lot neighbor's smaller lots, the odds are that eventually the larger lot will split. He did not see the need for transitioning between rural and R-1. He stated that he could also see a benefit in transitioning between low and high density and between residential and industrial or commercial.

Planning Manager Larson commented that staff will continue to bring back different sections for discussion as the zoning update continues.

8. COMMISSION / STAFF INPUT

Commissioner Van Scoy commented that Public Works has done an outstanding job on snow removal during this snowy winter. He stated that he did note a correction to the minutes tonight but that is rare and commented on the excellent job the person doing the minutes does.

9. ADJOURNMENT

Motion by Commissioner Van Scoy, seconded by Commissioner Peters, to adjourn the meeting.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Gengler	aye
Commissioner Van Scoy	aye
Commissioner Hunt	aye
Chairperson Bauer	aye

Motion Carried.

The regular meeting of the Planning Commission adjourned at 10:00 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Meeting Date: 02/23/2023

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Preliminary Plat for Parkside Townhomes (Project No. 22-143)

Purpose/Background:

The City has received an application from COR at Ramsey LLC (the "Applicant") for review of a proposed Preliminary Plat on property generally located west of Rhinestone Street, east of Traprock Street, south of 146th Avenue, and north of Ramsey Parkway (the "Subject Property"). The Applicant is proposing a total of sixty-eight (68) attached townhome units, that would be built in two (2) phases. The first phase would include forty-two (42) units and the second phase would include twenty-six (26) units. Ultimately, there will eventually be a third phase of this project, which would be on the north side of 146th Avenue (east of Center Street), but that is not included in this Preliminary Plat. The Planning Commission reviewed the Sketch Plan for this project in December of 2022 and generally supported it (minutes attached).

Notification:

Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for Preliminary Plat review by the Planning Commission on February 23, 2023. A proposed development sign was placed on the property and a noticed was published in the Anoka County UnionHerald Newspaper.

Observations/Alternatives:

General Project Overview

The majority of the Subject Property was originally platted as Ramsey Town Center 7th Addition. However, due to the great recession of the mid- to late-2000s, much of it was never actually developed. The proposed Preliminary Plat layout is very similar to the existing parcel boundaries, with just minor adjustments. At the time of Final Plat application, the Applicant will also need to apply for an Easement Vacation to eliminate all existing drainage and utility easements on the Subject Property. New drainage and utility easements will be dedicated with the recording of the Final Plat.

The Applicant is proposing twelve (12) buildings, consisting of a mix of 4-, 5-, and 6-unit buildings. The Subject Property is located in the COR-4b subdistrict, which is the medium density residential subdistrict and allows up to fifteen (15) units per acre. The Preliminary Plat has a density of approximately 13.5 units per acre. All units will be served by municipal sanitary sewer and water.

Revised plans have already been submitted and Staff are currently reviewing them. It does appear that many of the initial comments have been addressed.

Streets/Access/Sidewalks

The project will be accessed from 146th Avenue on the north and Ramsey Parkway on the south, both of which are existing public roads. All proposed interior roads will be private. There is an existing sidewalk along Rhinestone Street. The project is proposing to install a six (6) foot wide sidewalk along the other three (3) public roads, as well as providing an appropriately sized boulevard area. Both of these meet the standards outlined in the Design Framework.

Landscaping

The project includes both boulevard plantings (along all four public streets) and interior plantings as well.

Additionally, each building will have foundation plantings with a mix of shrubs, perennials, and ornamental grasses. The Environmental Policy Board reviewed the Landscape Plan and recommended approval of it. They did note that they wanted to make sure that there would not be overcrowding of trees between the buildings and public roads. Staff has noted that the Landscape Plan should or could be revised to eliminate the proposed plantings between the sidewalks and buildings. This would retain the boulevard tree plantings, which is in line with what the Design Framework emphasizes.

Architecture

As the Planning Commission is aware, there has been much discussion regarding the architecture for this project. Initially, in March of 2022, there was discussion about front porches versus covered patios. When the Planning Commission reviewed the Sketch Plan, Staff recommended enhancing the fronts and sides of units that face a public road with brick or stone elements. The proposed building elevations do not include any stone/brick enhancements that had been recommended during Sketch Plan review. Furthermore, the Applicant had initially proposed ornamental fencing for each building to create a bit more of a 'front yard' feel and to encourage use of the front patios. However, after further discussion, Staff agreed that the ornamental fencing was only necessary for those buildings that faced a public road (there are three (3) buildings in the interior 'block' that face green space and/or another building).

The COR Design Framework emphasizes the importance of architecture, especially along public street frontage. The Design Framework also states that greater emphasis should be given to architectural elements, materials, and other design features for buildings on streets that intersect with, or front on or near, parks. Furthermore, the Design Framework also states that projects shall provide a diverse mix of materials, applied in a variety of proportions, exposures and detailing within a block, or along a street. Based on the greater emphasis on architecture within The COR, coupled with the fact that this project also overlooks The Draw, Staff recommends enhanced architecture, such as the addition of brick and/or stone, on the fronts and sides of buildings that face public roads.

Alternatives

Alternative 1: Motion to recommend City Council approve the Preliminary Plat. The proposed Preliminary Plat generally complies with the standards of the Design Framework. While Staff supports the project, it seems that the architectural finishes should be enhanced for those buildings (fronts and sides) that face a public road. Staff does not support this alternative without modifications to the architecture.

Alternative 2: Motion to recommend City Council approve the Preliminary Plat contingent upon enhancing the architectural finishes of the fronts and sides of buildings that face a public road with materials such as stone and/or brick. Staff supports this alternative.

Alternative 3: Motion to recommend City Council deny the Preliminary Plat. The Preliminary Plat generally conforms with the Design Framework and City Code, with the necessary revisions noted in ProjectDox. Staff does not support this alternative.

Funding Source:

All costs associated with this application are the Applicant's responsibility.

Recommendation:

Staff recommends approval of the Preliminary Plat, contingent upon enhancing the architectural finishes on the fronts and sides of the buildings facing a public road (alternative 2).

Action:

Motion to recommend City Council approve the Preliminary Plat contingent upon compliance with Staff's review comments, including enhancing the architecture on the fronts and sides of buildings facing a public road with stone, brick or a similar material.

Attachments

Site Location Map

Preliminary Plat

Landscape Plan

Color Rendering

Building Elevations

Planning Commission Meeting Minutes Dated December 1, 2022 (Sketch Plan Review)

Draft Resolution #23-042

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 02/17/2023

Reviewed By

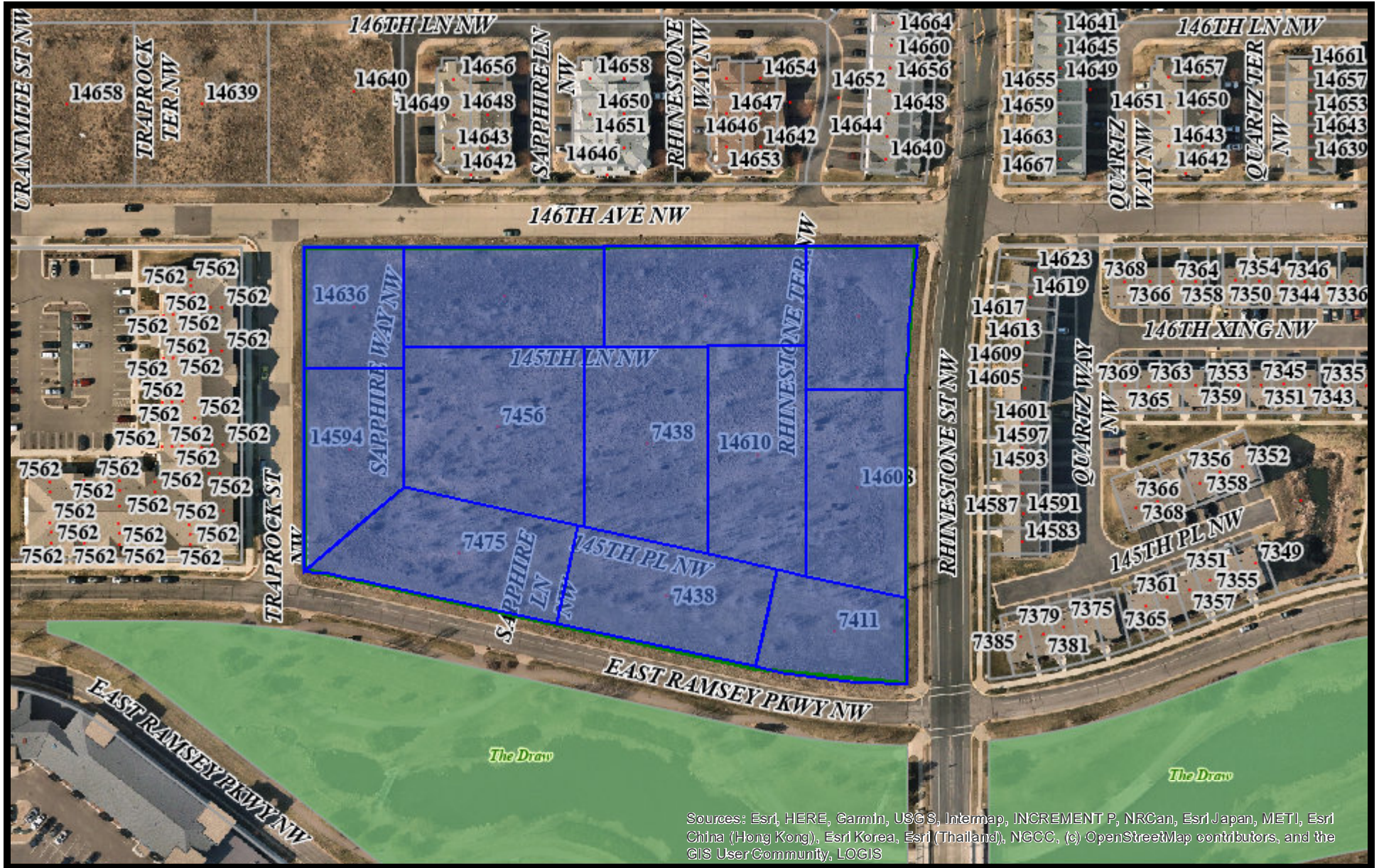
Brian Hagen

Date

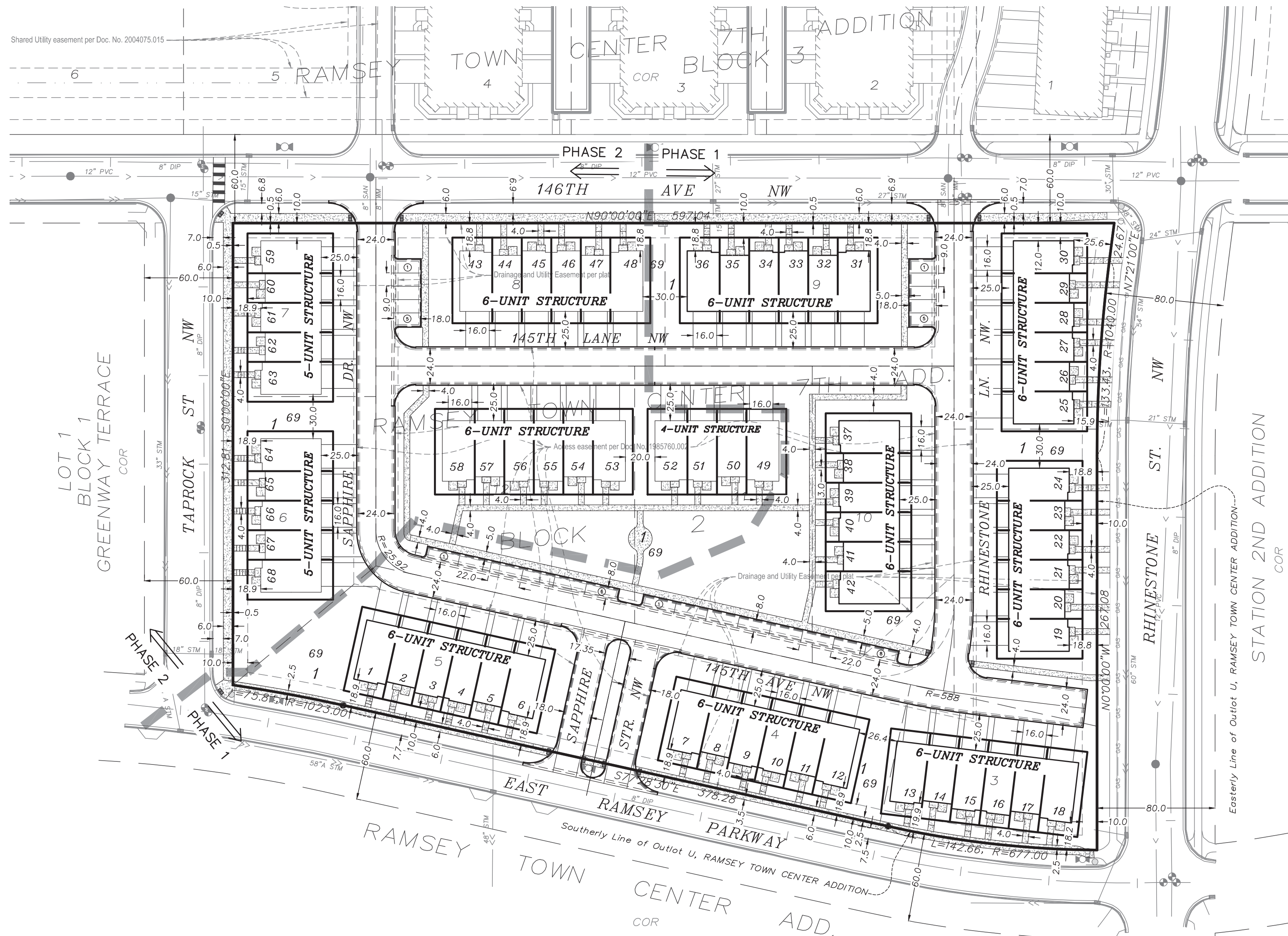
02/17/2023 03:23 PM

Started On: 02/14/2023 08:08 AM

Site Location Map: Parkside Townhomes



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS UserCommunity, LOGIS



SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
 LANDFORM
 105 SOUTH FIFTH AVE. S
 MINNEAPOLIS, MN 55401

DATE: 08/09/2021

BENCHMARK: EAST SIDE RHINESTONE STREET NW 2ND
 HYDRANT SOUTH OF COUNTY ROAD #116
 ELEVATION=873.42

EXISTING LEGAL DESCRIPTION

LOTS 1-12, BLOCK 2,
 RAMSEY TOWN CENTER 7TH ADDITION
 ANOKA COUNTY, MINNESOTA.

EXISTING ZONING

COR, THE COR

SITE DATA

TOTAL AREA = 219,440 SF = 5.04 AC
 EXISTING TOTAL IMPERVIOUS AREA: 0.00%
 PROPOSED NEW IMPERVIOUS AREA: 140,316 SF (3.22 AC)
 PERCENT NEW IMPERVIOUS AREA: 63.9%
 (140,316 SF / 219,440 SF)
 PERCENT TOTAL IMPERVIOUS AREA: 63.9%
 (140,316 SF / 219,440 SF)

NOTE:

- 1) EXISTING DRAINAGE AND UTILITY EASEMENTS PER EXISTING PLAT TO BE VACATED.
- 2) PROPOSED LOT 69 BLOCK 1 TO BE DRAINAGE AND UTILITY EASEMENT OVER ENTIRE LOT.

MINIMUM LOT REQUIREMENTS

LOT DEPTH 58 FT
 LOT WIDTH 20 FT

BUILD TO REQUIREMENT

BUILDINGS MUST BE WITHIN 20' OF RIGHT OF WAY

DRIVEWAYS

MINIMUM LENGTH 25 FT
 MAX. WIDTH 20 FT

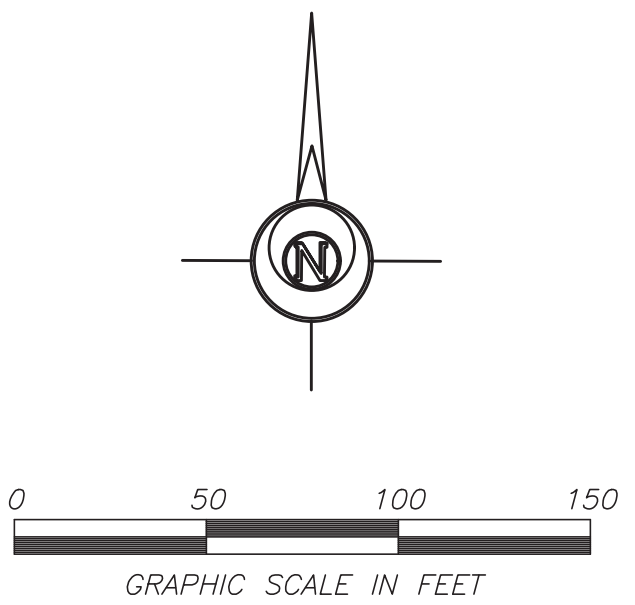
PROPOSED DENSITY

68 UNITS / 5.04 AC = 13.5 UNITS/AC

PROPOSED PHASE SCHEDULE

PHASE 1: YEARS: 2023-2024
 UNITS 1-42 (42 UNITS)

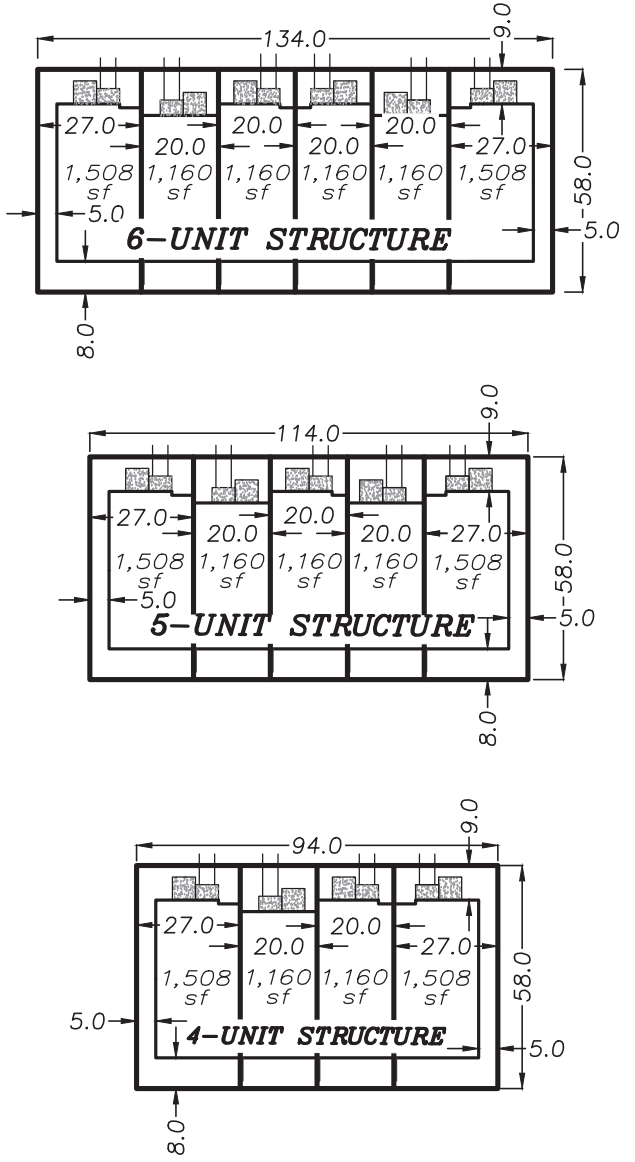
PHASE 2: YEARS: 2024-2025
 UNITS 43-68 (26 UNITS)



LEGEND:

- 908 — Existing Contours
- >> Existing Storm Sewer
- x 908.2 Existing Spot Elevation
- << Existing Storm Sewer
- < Existing Sanitary Sewer
- W W — Existing Watermain Sewer
- T T — Existing Underground Telephone
- E E — Existing Underground Electric
- ~ ~ ~ Existing Tree Line
- - - Existing Easement Line
- - - Existing R/w Line
- - - Existing Boundary Line
- Existing Catch Basin
- Existing Manhole
- Existing Hydrant
- Existing Flared End Section
- Proposed Curb And Gutter Standard
- Proposed Curb And Gutter Tip-out
- Proposed Concrete Valley Gutter
- Proposed Concrete Light Duty Sidewalk
- Propose Lot Line
- Proposed Project Phase Line

TYPICAL LOT DIMENSION LAYOUT



INDEX OF CIVIL SITE DRAWINGS:

- C0 PROJECT LOCATION PLAN
- C1 PRELIMINARY PLAT
- C2 GRADING & DRAINAGE PLAN
- C3 SANITARY & WATER UTILITY PLAN
- C4 STORM SEWER UTILITY PLAN
- C5 SWPPP
- C6 EXISTING CONDITIONS & REMOVAL PLAN
- C7.1-7.2 PROFILES
- C8.1-C8.3 DETAILS

OWNER/DEVELOPER:
COR AT RAMSEY LLC
 PO Box 302
 Excelsior, MN 55331

Jason Palmby
 612-220-6641
 jason@palmby.com

PARKSIDE TOWNHOMES
 Development Project

145th Lane NE
 Ramsey, Minnesota 55303

PRELIMINARY PLAT

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: 02/10/23 Reg. No. 24,348

PREPARED BY: **CIVIL ENGINEERING SITE DESIGN**
 116 East Broadway St.
 Monticello, Mn 55362
 Phone: 763-314-0929
 www.civiles.com

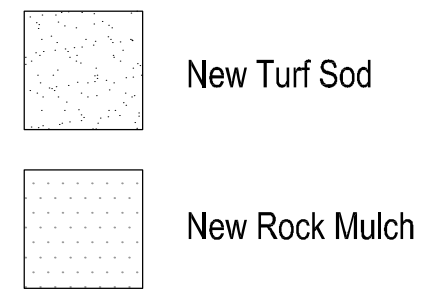
REVISIONS	DATE	DRAWN BY	DESIGNED BY	CHECKED BY	VERTICAL SCALE	HORIZONTAL SCALE
02/10/23 CITY COMMENTS	01/16/23	SD	SD	SD	1 inch = _____ feet	1 inch = _____ feet (FULL SIZE SHEET 22 X 30)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
01/16/23	SD	SD	SD

FILE NO. 00866

C1
 Preliminary Plat

LANDSCAPE LEGEND:



MUNICIPAL LANDSCAPE CALCULATIONS:

Minimum Planting Sizes

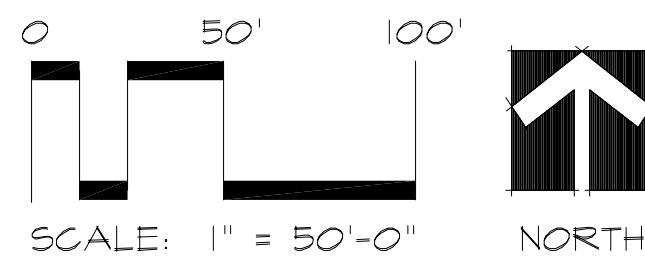
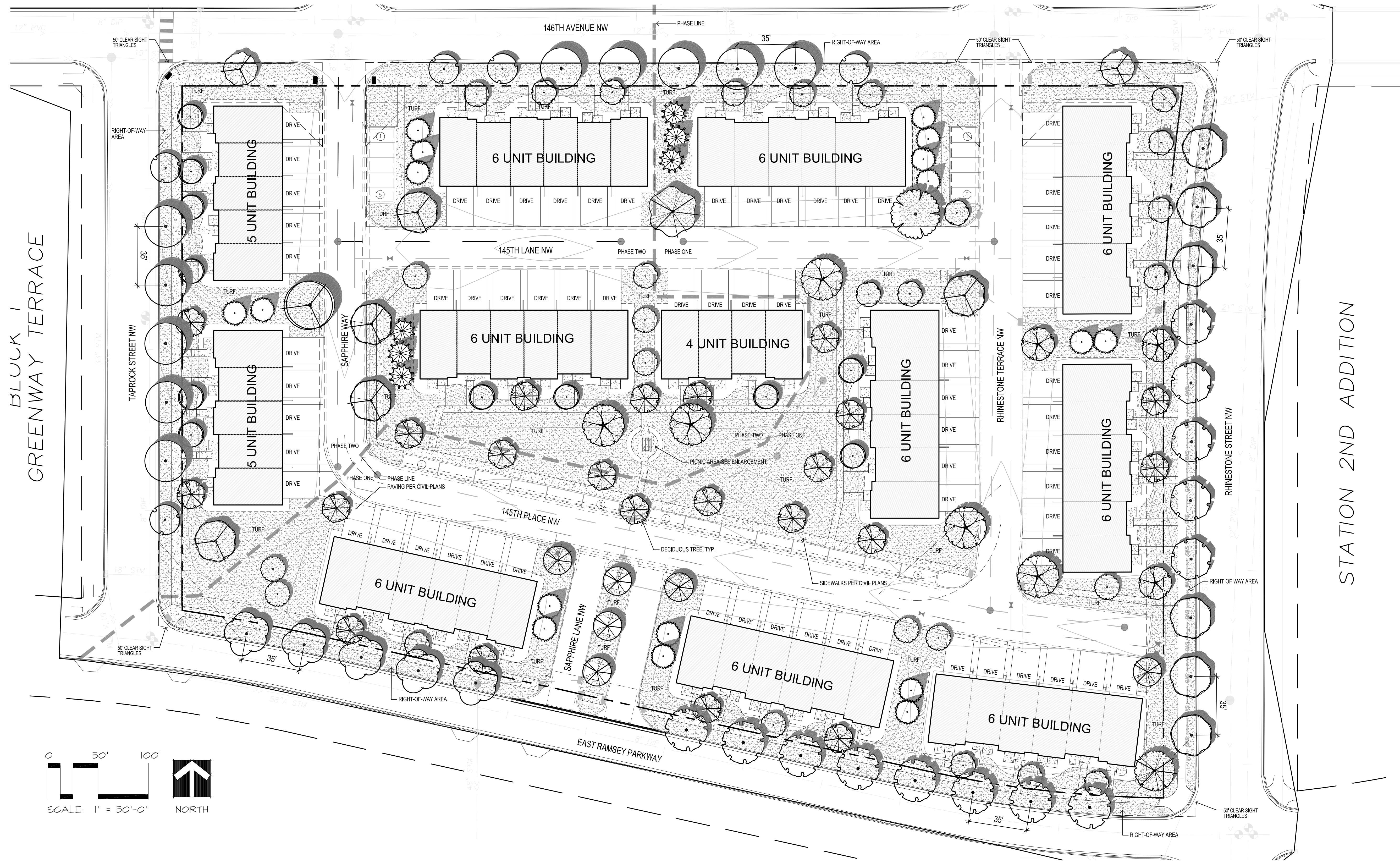
- Coniferous Trees: 5' Hgt.
- Ornamental Trees: 1.0" Cal.
- Shade/Deciduous Island Trees: 1.0" Cal.
- Shade/Deciduous Overstory Trees: 1.0" Cal.
- Deciduous Shrubs: 24"

City of Ramsey R-3 Residential Units:

One Overstory Tree Per 50 Feet of Street Frontage
 (1,650LF) Internal Roads X2 (Double-Loaded) / 50 = 66 Trees
 Development Trees Provided: 69

GENERAL NOTES:

1. Landscape contractor to provide a new irrigation layout plan for the property. See Landscape Notes.
2. See Civil Engineer's plans for grading layout and requirements
3. Contractor to coordinate any work in the right-of-way with City of Ramsey Public Works Department.
4. Sod all disturbed areas except plant beds and areas noted to receive mulch.
5. Place a minimum of 4" topsoil, with not more than 35% sand content. Topsoil inspection is required prior to installing sod and trees.
6. Refer to builder's specifications for additional requirements.
7. See Sheets L1.2 + L1.3 for Landscape Details, Notes, Schedules, and Foundation Planting Enlargements.
8. Landscape contractor is responsible for verification of soils and graded condition prior to mobilization and shall notify the General Contractor if earthwork is not acceptable. Landscape contractor is responsible for fine grading, or grade to within 1" of final set elevation.



LANDSCAPE LAYOUT PLAN:

CALYX DESIGN GROUP
 Landscape Architecture - Planning
 475 Cleveland Ave. N | Suite 101A | Saint Paul, MN 55104
 telephone: 651.788.9018
 internet: www.calyxdesigngroup.com

PRELIMINARY

PARKSIDE TOWNHOMES
 RAMSEY, MINNESOTA
LANDSCAPE LAYOUT PLAN
 FOR
COR AT RAMSEY LLC
 3313 LAKESHORE COURT, CHASKA, MN 55318

DRAWN BY	BH
DATE	01/17/2023
REVISIONS	
02/10/23	CITY COMMENTS
PROJECT NO.	22-164
	L1.1





Plan Name:

Sheet Title:

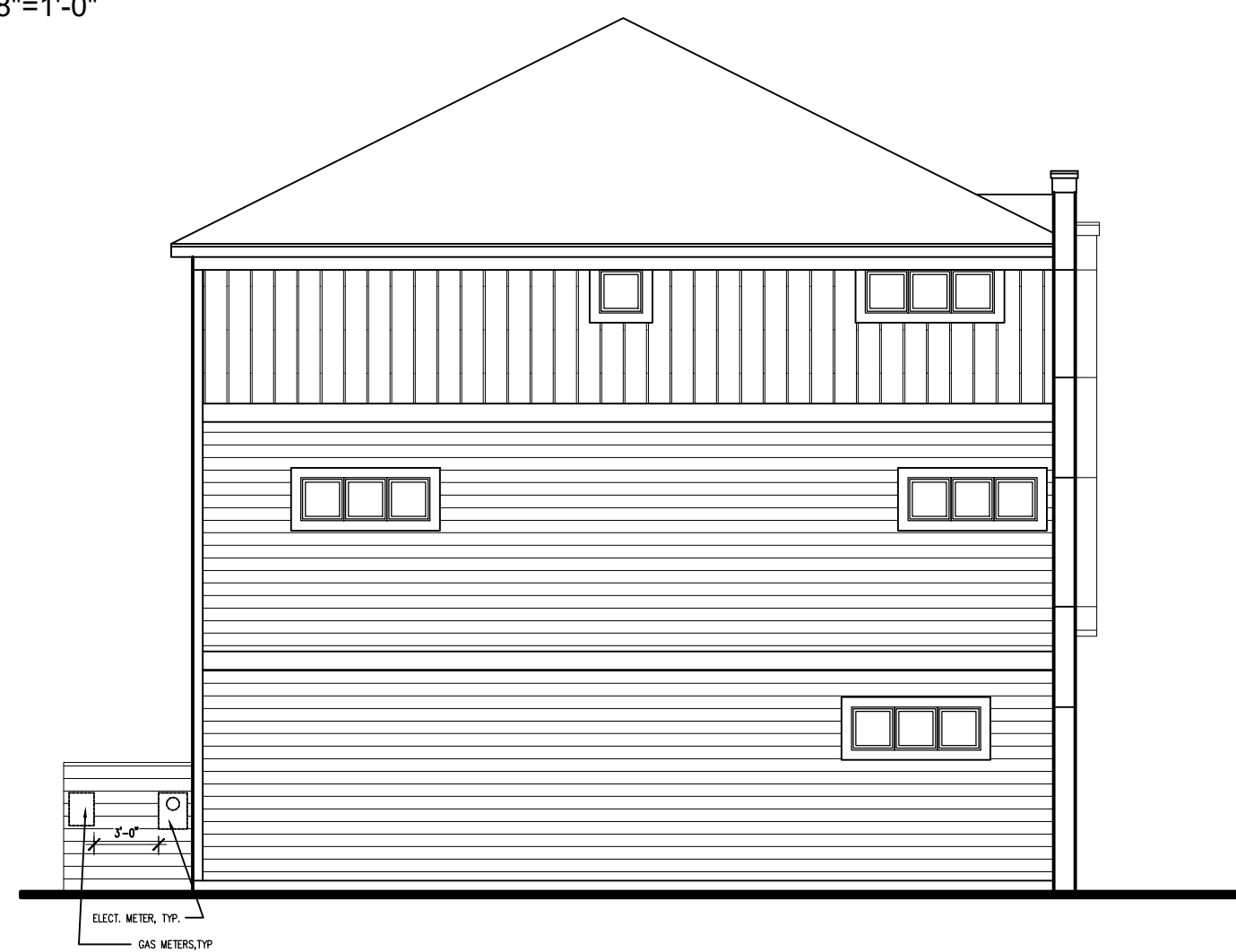


M/I HOMES

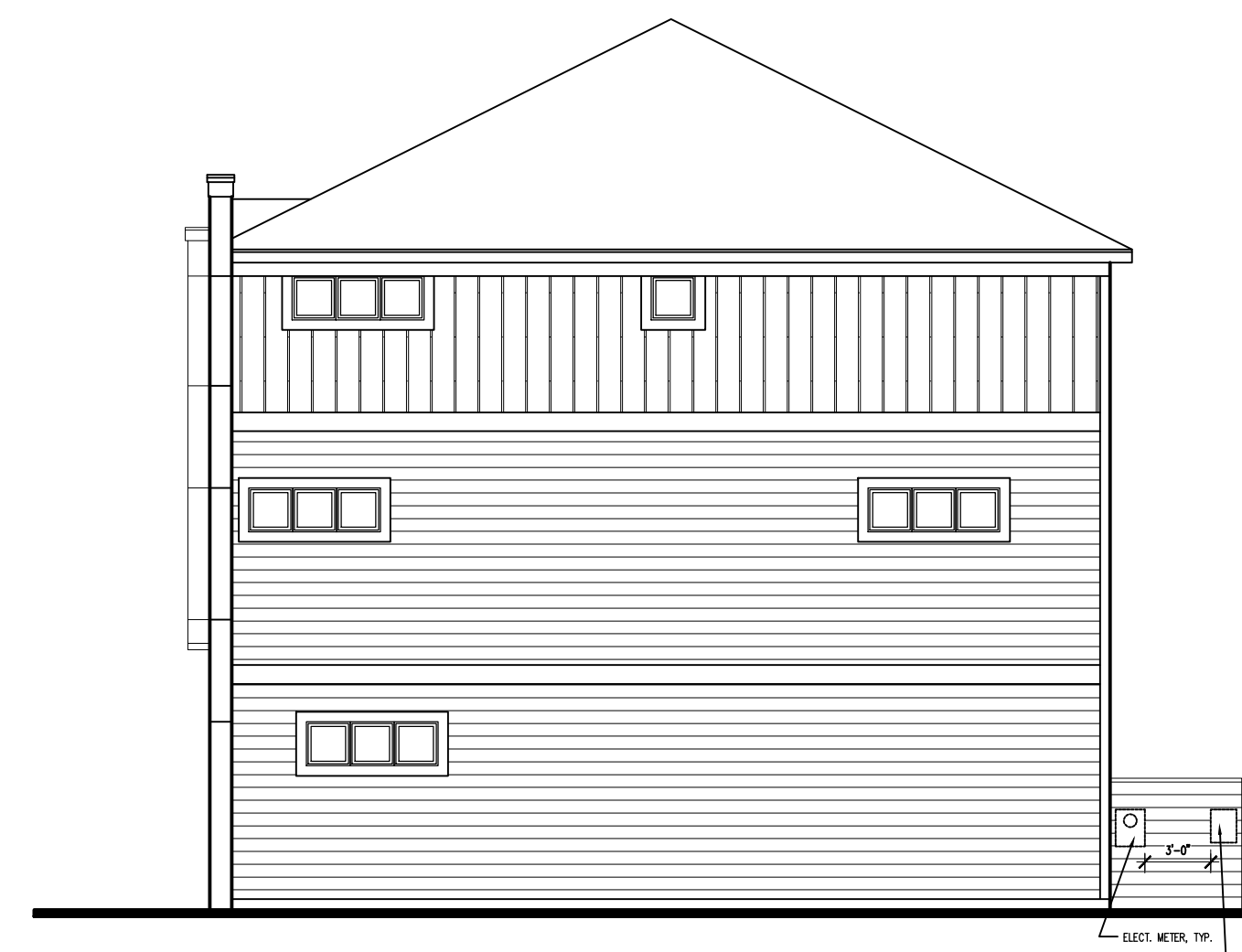
Buyer understands cabinet elevation renderings are for illustration purpose only. Buyer acknowledges that actual selections and details regarding styles and colors of cabinets, hardware, crown molding, appliances, countertops, sinks, faucets, flooring, backsplashes, lighting, and mirrors will be governed by buyers Selection Sheets



4 Rear Elevation
1/8"=1'-0"



3 Left Elevation
1/8"=1'-0"



2 Right Elevation
1/8"=1'-0"



1 Front Elevation
1/8"=1'-0"

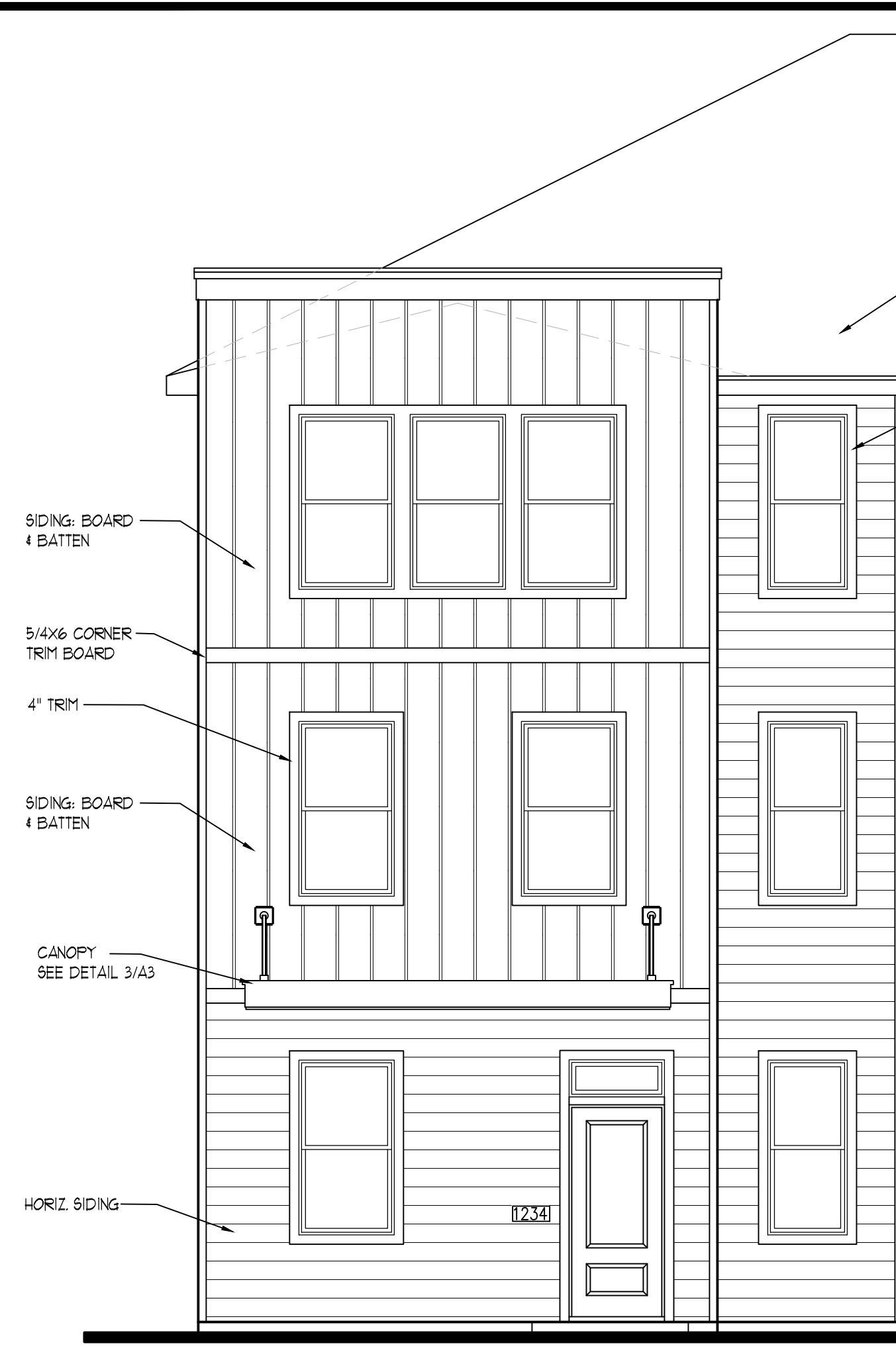
Revisions / Custom Options	Date	By

Final Approval	Date
X	
X	

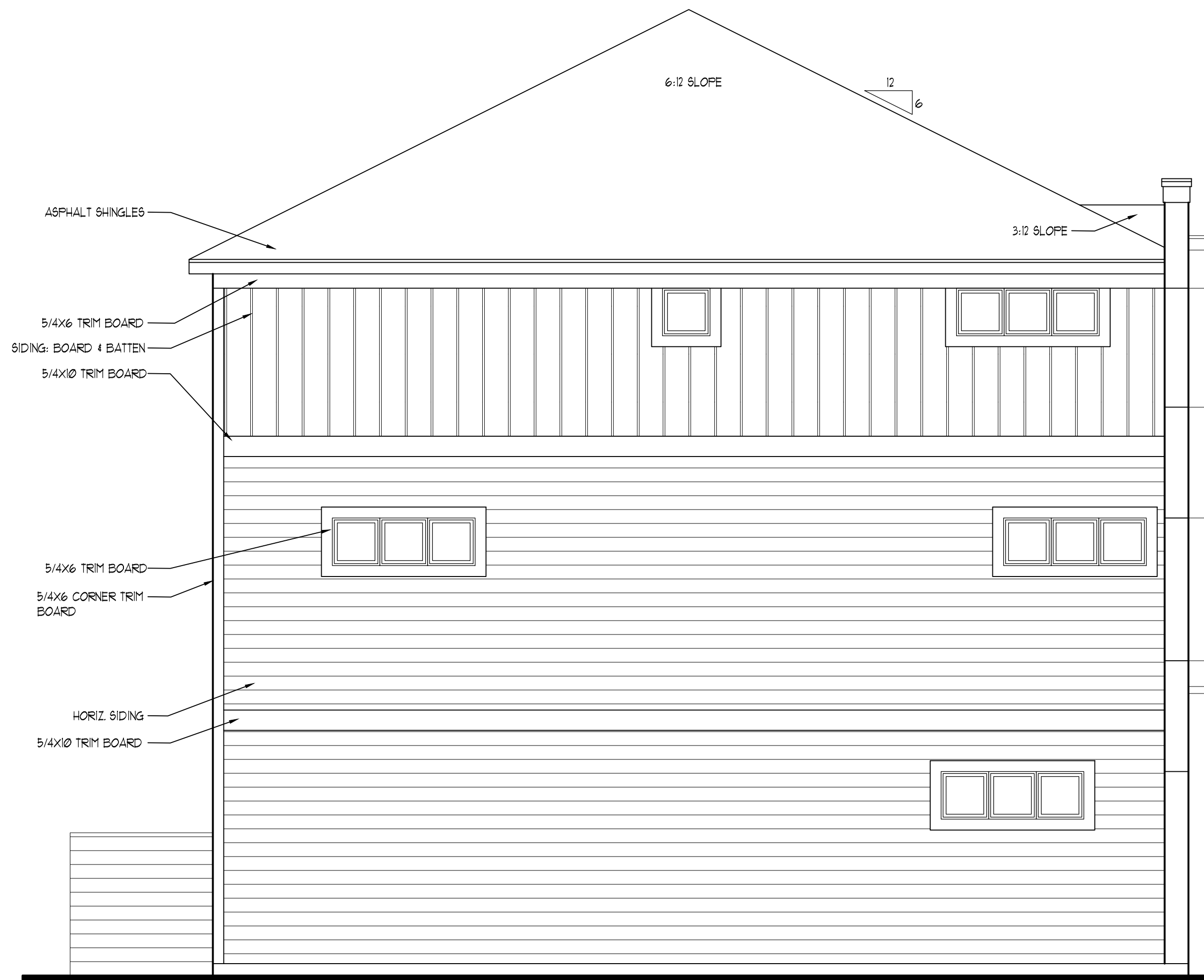
M/I HOMES
 5354 Parkdale Dr. #100
 St. Louis Park, MN 55416
 763.586.7200
 minneapolispermits@MIHOMES.com

Community: **COMMUNITY**
 Address: **STREET ADDRESS**
 City: **CITY, MN** Lot: " " Block: " "
 Client: **C**
CUSTOMER

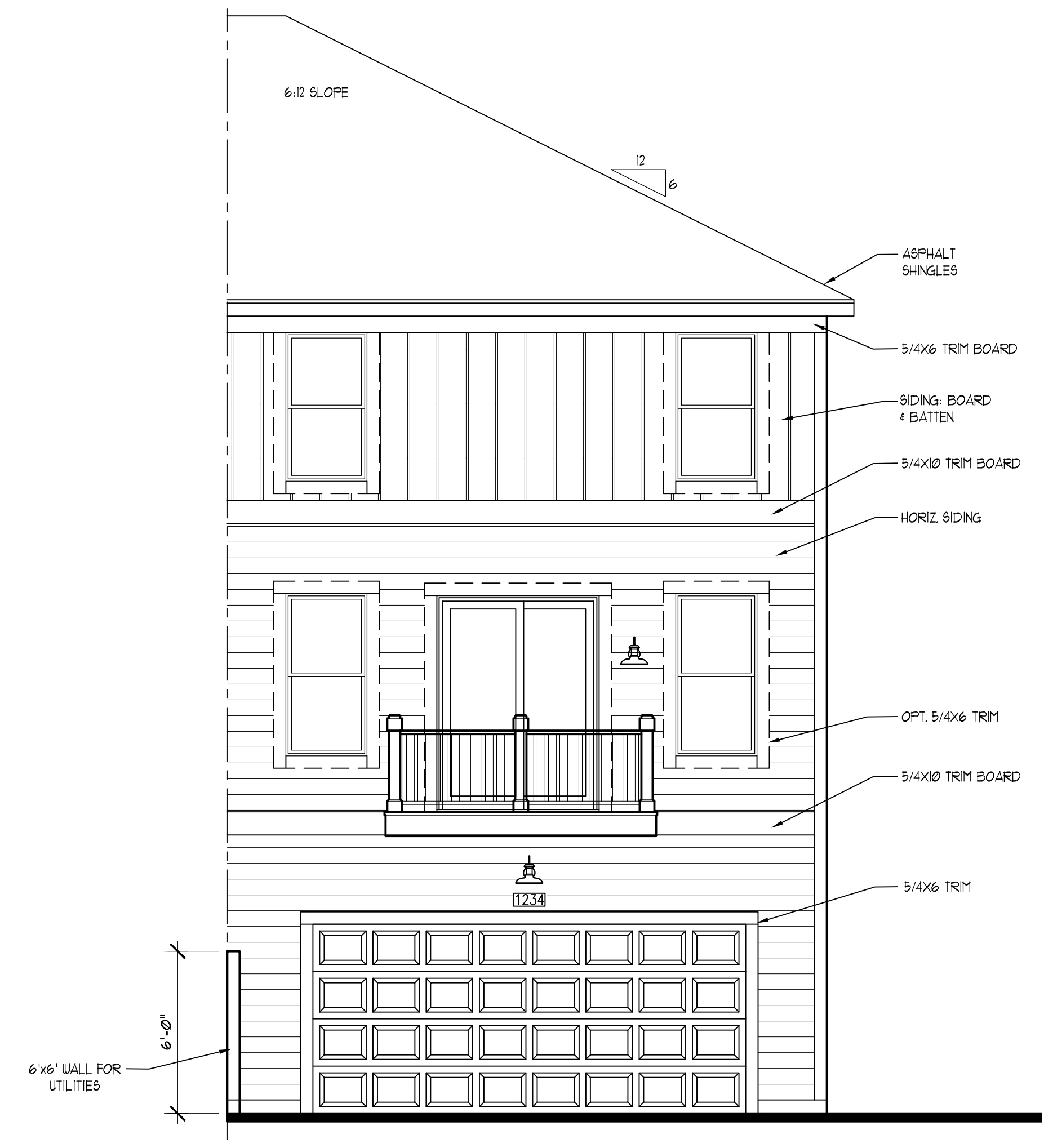
Model: **City Collection**
 Drawn By: PFG
 Date: 05/17/2022
 Job # BUILDING --
 Drawing No. **CG1**



1 Front Elevation
1/4"=1'-0"



2 Side Elevation
1/4"=1'-0"



2 Rear Elevation
1/4"=1'-0"

Revisions / Custom Options		Date	By
1			

These plans are exclusive property of M/I Homes. All drawings and specifications are instruments of service and shall remain the property of M/I Homes. These plans are for construction purposes only. These plans may vary from model homes and marketing materials. Changes are solely the responsibility of the homeowner. These plans are exclusive property of M/I Homes.

M/I HOMES
5354 Parkdale Dr. #100
St. Louis Park, MN 55416
763.586.7200
minneapolispermits@M/IHOMES.com

Final Approval: X

Date: _____

Client: **B CUSTOMER**

Community: **COMMUNITY**

Address: **STREET ADDRESS**

City: **CITY, MN**

Elevation: **B**

Model: **KENWOOD**

Drawn By: **PFG**

Date: **04-13-2022**

Job # _____

Drawing No. **B1**

Sheet Title: **Exterior Elevations**

7.01: Consider Sketch Plan for Parkside Townhomes (Project No. 22-143); Case of COR at Ramsey LLC

Presentation

Senior Planner Anderson presented the Staff Report stating that staff recommends that the Commission provide applicable feedback to the applicant and direct them to proceed with preparation of a Preliminary Plat submittal.

Commission Business

Councilmember Woestehoff mentioned the comment from staff about the site potentially being overparked for guest parking and asked for more information.

Senior Planner Anderson commented that there is nothing wrong with having additional guest parking, but the number of stalls could be reduced.

Councilmember Woestehoff commented that he is excited for this development and is a proponent of less parking as there is a lot of asphalt in the area. He believed that greenspace or bike racks could be more beneficial. He also agreed with the architectural upgrades recommended by staff.

Commissioner VanScoy stated that when this was last discussed he was very vocal about porches but noted that he did review the COR Framework and there is language that would allow a balcony and therefore he withdraws his previous objection to the porch element.

Commissioner Anderson commented that he would also withdraw his objection related to porches. He stated that if this design is going to be allowed, it should blend into the neighboring units. He also agreed that there should be upgraded architecture on the public street facing side.

Jason Palmby, applicant, commented that they are excited to create this development of townhomes with open space areas for the private residents to gather.

Commissioner VanScoy asked the applicant for input on the recommendation of staff for upgraded architecture.

John Rasc, builder, stated that this is a unique opportunity as there is a variety of architecture and different designs within the COR. He stated that they believe that their design blends well with the different types of architecture in the area. He stated that they also have to design a product that meets the demands of the market at a price point that people can afford. He noted that these would have a higher price than the other townhomes that have been built in the COR, estimating a price beginning at \$375,000. He stated that they would not be opposed to stone or brick, but there has to be a give and take with the fencing, patios, and landscaping. He stated that they tend to place value in the things people want and find value in and brick is not it in this case. He stated that they could keep that in mind as they move forward but would like flexibility in return for the other items they propose.

Commissioner VanScoy stated that when he first saw the renderings, he was not in favor of them as they were very flat but noted that he is much more comfortable with these renderings as there is a fair amount of modulation. He stated that he does feel that masonry or something of that nature is missing in the design. He stated that he does like the project.

Chairperson Bauer commented that they are excited to see this project continuing to move forward.

Senior Planner Anderson confirmed the consensus that the applicant should continue to the next step in this process.

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #23-042

**RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL
OF “PARKSIDE TOWNHOMES”**

WHEREAS, Ramsey at COR, LLC, hereafter referred to as “Applicant,” properly applied for Preliminary Plat approval of the following described properties located in the City of Ramsey:

Lots 1-12, Block 2 Ramsey Town Center 7th Addition

(the ‘Subject Property’); and

WHEREAS, the proposed preliminary plat would replat Lots 1-12, Block 2 Ramsey Town Center 7th Addition; and

WHEREAS, the Planning Commission reviewed the Sketch Plan at its meeting on December 1, 2022 and directed the Applicant to proceed to the Preliminary Plat stage.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) That the Ramsey City Council hereby grants preliminary plat approval of “Parkside Townhomes” in accordance with relevant City Codes, subject to the following conditions:
 - a) Compliance with staff review comments, including architectural enhancements on the fronts and sides of buildings facing public roads; and
 - b) Inclusion of a Street Light Plan, in accordance with the Master Lighting Plan found within The COR Design Framework, as part of the Final Plat submittal.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 14th day of March, 2023.

Mayor

ATTEST:

City Clerk

Meeting Date: 02/23/2023

By: Todd Larson, Community Development

Information

Title:

Zoning Code Update: Mixed Use/COR

Purpose/Background:

The current Zoning Code has two mixed-use zoning districts: MU-PUD and COR.

MU-PUD

The Mixed-Use Planned Unit Development (MU-PUD) is only used south of Highway 10 east of Ramsey Boulevard. The residential component consists of Suite Living senior housing and various phases of Rivenwick Townhomes, including the approved 4th Addition (construction expected in spring 2023). The businesses include Slumberland and some office condos. There is one vacant business lot remaining. Based on the Zoning Code work to date, the residential uses could be covered by the R2 (medium density residential) district and the business uses could be zoned B2 (community business) or B3 (regional business). Staff is proposing to eliminate the MU-PUD district as it does not provide any additional regulations that are not covered by other districts.

COR

The other mixed-use district is COR. This is a large area north of Highway 10 between Ramsey Boulevard and west of Ferret Street, extending north of Bunker Lake Boulevard. The COR is broken down into several subdistricts. A detailed plan document referred to as The COR Framework outlines the development guidelines for this area. Staff is not proposing to change the COR Framework, though it may be a good idea to update it in the future. There is also a section in the current Zoning Code that addresses uses and performance standards for the various subdistricts. Staff is proposing to update the COR section of the Zoning Code.

The table within COR allows for individual or mixed uses within a building. One of the goals of the Zoning Code update is to be consistent in terminology and structure. Staff has updated the table by modifying the terms used for the uses that are the same as those in the business and residential districts. In doing so, it was noted that some of the uses were further broken down to their sizes, even though there are very minor differences, if any. Some uses are not permitted anywhere, such as warehousing. The accessory uses are proposed to be in a separate table.

Staff would like to ask the Commission about other uses to be included in the COR, like Commercial Indoor Recreation since movie theaters are currently allowed. Would recreational/entertainment uses such as bowling, an escape room, a video arcade, or gymnastic center be acceptable uses?

Some other uses are contradictory to other parts of the COR and to other sections of Code such as home occupations and accessory dwelling units and are proposed to be removed.

COR currently lists several performance standards as footnotes to the use table. Staff would like to get feedback from the Commission on the existing performance standards to see if any modifications should be made. One section in particular, gas operations in wellhead protection areas, will be placed in its own section and be applicable city-wide as the wellhead protection area covers property outside of the COR. The performance standards for patio seating standards and drive-thrus could be made applicable to other business districts.

Restaurants in COR-1 are called out as needing to have a building height of at-least 22 feet if they are one story. Since COR-1 is the most intense district, should all buildings be at least that height?

COR-3a was created specifically for PACT Charter School and COR-5 is only for the parks and greenspaces

within COR. Should these subdistricts be eliminated and those properties absorbed into the proposed Public/Institutional and Parks and Open Space districts, respectively? Those two districts will be discussed at a future meeting. This would eliminate redundancies.

COR does not really have any landscaping standards other than streetscape requirements listed in the Framework. Should the same business standards apply?

Notification:

None required at this time.

Observations/Alternatives:

Funding Source:

This work is being done as a part of staff's normal duties.

Recommendation:

Action:

Please provide input of the proposed changes and any changes the Commission would like to add.

Attachments

Mixed Use Maps

COR Framework Subareas

Working Draft - Mixed Use - COR

Form Review

Inbox

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 02/17/2023

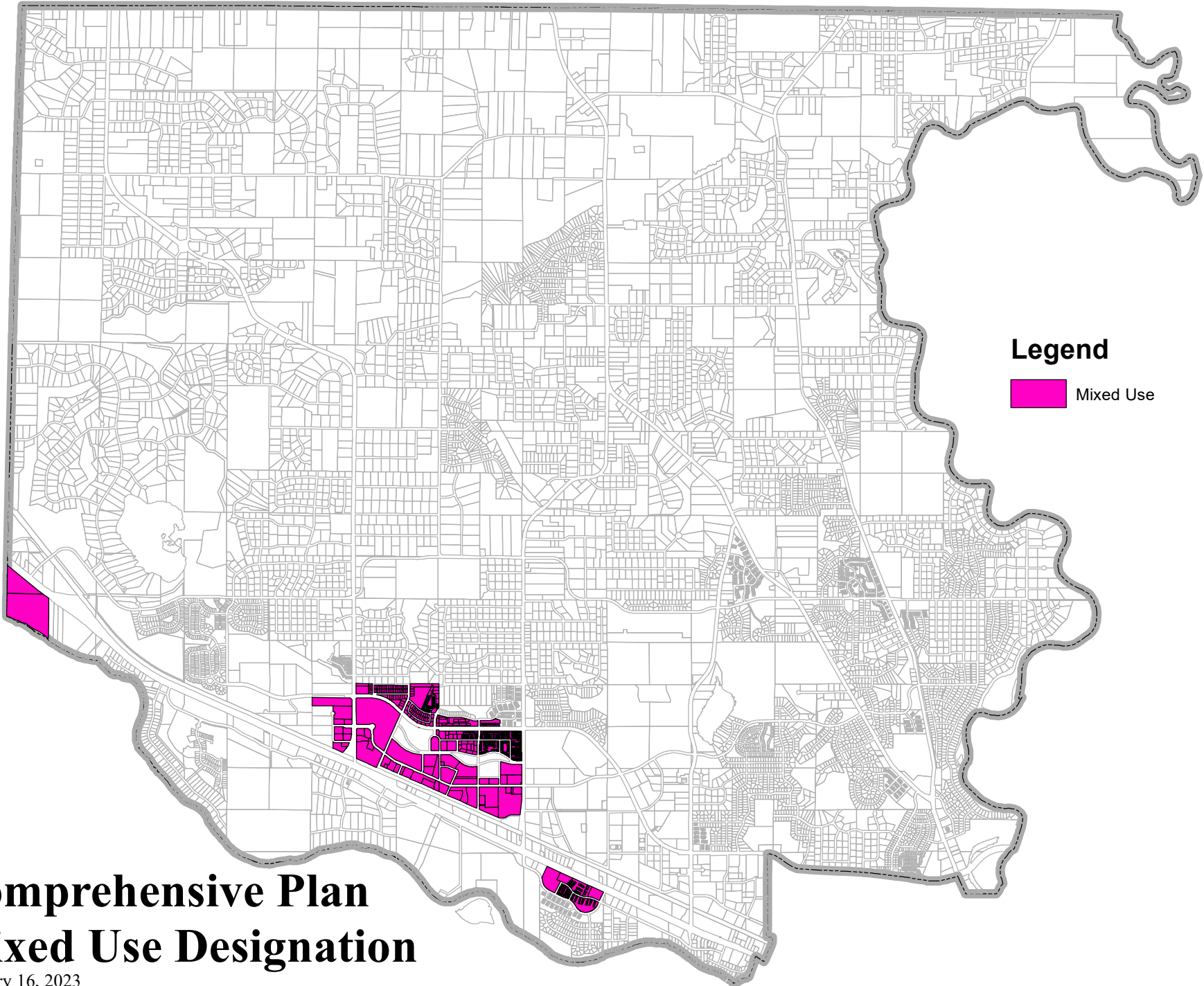
Reviewed By

Brian Hagen

Date

02/17/2023 03:24 PM

Started On: 02/15/2023 04:33 PM

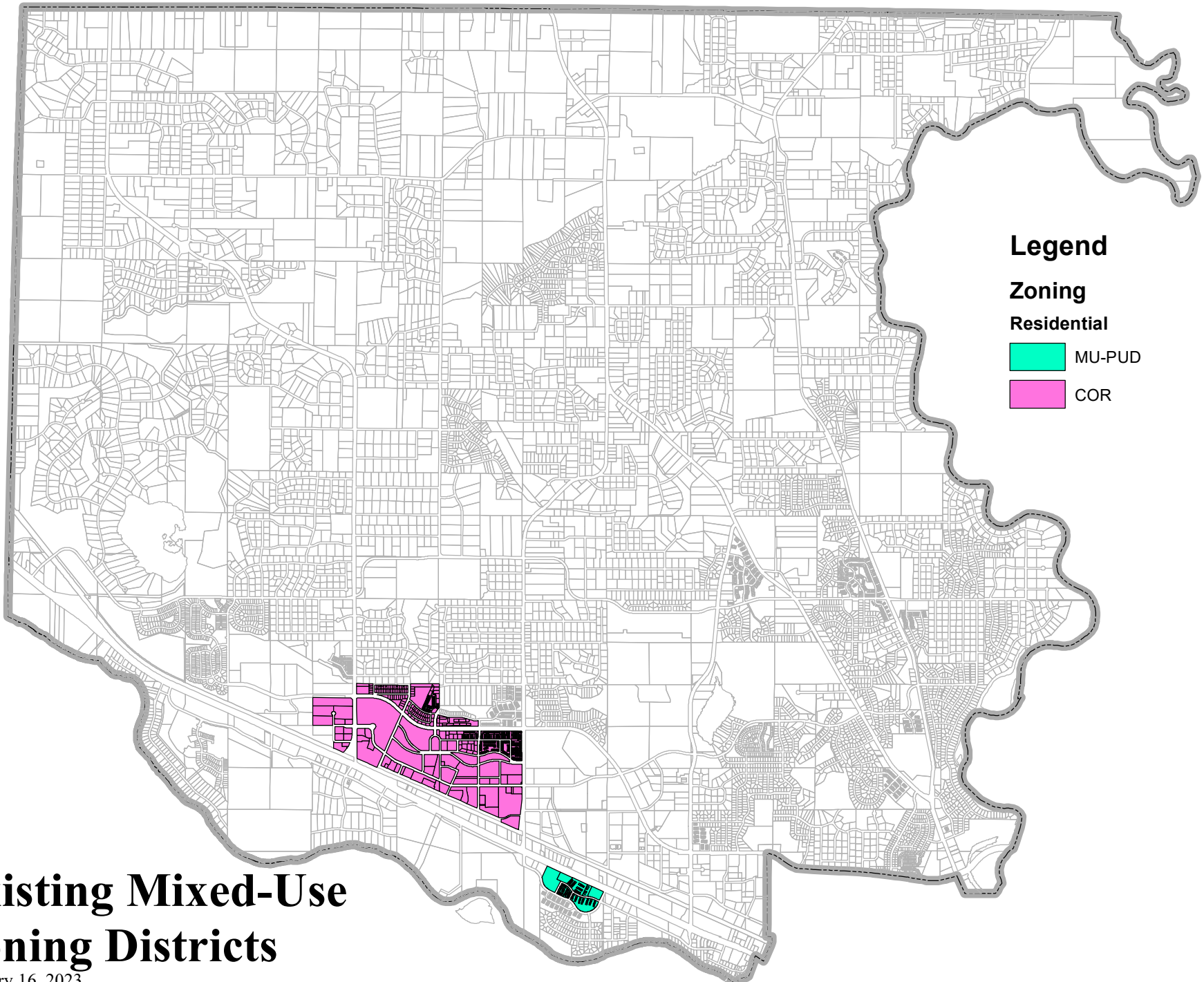


Legend

 Mixed Use

**Comprehensive Plan
Mixed Use Designation**

February 16, 2023



Legend

Zoning

Residential

 MU-PUD

 COR

**Existing Mixed-Use
Zoning Districts**

February 16, 2023



DISTRICT BOUNDARIES

1
BOUNDARY LABELS



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Sub-District Map

Version 6.2
11/07/2012



- 1 Green Text = Carried over verbatim
- 2 Gold Text=Partially verbatim, paraphrased, or combined carried over paragraphs.
- 3 Red Text = Text deleted from a carried over paragraph
- 4 Blue Text = New text

7 600 Mixed Use Districts

9 610 Districts Established and Purpose

10 The following mixed-use districts and subdistricts (COR and MX) are hereby established according their
11 purpose and the intent of the Comprehensive Plan. Collectively, these two districts are herein this chapter
12 called "mixed-use districts."

14 611 COR

15 (A) Purpose The primary intent of the COR district is to create a focal point in the community that
16 embodies the principles of transit-oriented and mixed-use development. The COR district envisions
17 a distinctly different development pattern, with a more urban structure of streets and blocks, than
18 the suburban and rural patterns that have shaped the community to date. The COR area is
19 comprised of a number of distinct subdistricts intended to define the type and intensity of uses,
20 location of amenities and overall character of development. The COR district incorporates the COR
21 development plan and development framework by reference to provide necessary building and site
22 design features that are essential to a pedestrian environment.

23 (B) Application – This district may be applied to properties guided Mixed Use as shown on the current
24 Comprehensive Plan.

25 (C) The COR subdistrict definition. The COR district consists of ~~five~~ four subdistricts that define the type
26 and intensity of land use.

27 (1) *COR-1 mixed-use core subdistrict.* The mixed-use core is intended to provide a mix of
28 residential, retail, service, professional, community service, recreational and similar uses on
29 every block near, and within easy walking distance of the transit station. The broadest variety
30 and highest intensity of uses, including high density housing and lodging facilities, are
31 encouraged near the station. Vertically-integrated mixed use projects with retail, restaurant
32 and service uses, especially at corner locations, are strongly encouraged. This district
33 incorporates the highest architectural and design standards to encourage pedestrian mobility
34 and street activity. The majority of the uses within this district will rely on parking structures
35 to accommodate the parking needs of customers and employees. In order to contribute to an
36 active pedestrian environment, each block within the COR-1 subdistrict shall include at least
37 two of the following uses: commercial, office, civic and/or residential use.

38 (2) *COR-2 (COR-2 and 2b) commercial subdistrict.* The COR-2 commercial subdistrict is designated
39 to provide a location for retail commercial that has building and/or site designs inconsistent
40 with the COR-1 subdistrict, including larger scale retail and other auto-oriented commercial
41 uses. Such uses tend to benefit from direct highway access and good visibility, and may have
42 market areas that extend beyond the community. These commercial and auto-oriented uses
43 shall be clustered in compact identifiable areas and not present the look of typical strip
44 suburban development. Buildings shall be designed with a pedestrian orientation and
45 relationship to the primary street that is compatible with the adjacent COR-1 subdistrict. The
46 COR-2 subdistrict is further defined by a COR-2b subdistrict that allows for additional flexibility
47 in allowing larger-scale retail that is intended to anchor the development and support the
48 mixed-uses within the development.

1 (3) *COR-3 and COR-3a workplace subdistrict.* The workplace area is intended to accommodate
2 medical and technology-related office and research uses, as well as other office uses and
3 ancillary retail and service uses designed to support serve employees and office visitors. Uses
4 with high concentrations of employees are most desirable. The COR-3 subdistrict is further
5 defined by a COR-3a subdistrict that allows exclusively schools. Due to the unique design and
6 site layout needs of a school, different standards are in place in the COR-3a subdistrict than
7 other development within the COR-3 subdistrict.

8 (4) *COR-4 (COR-4a, COR-4b and COR-4c) neighborhood subdistrict.* The neighborhood subdistrict
9 is intended to include a full range of housing types, from small-lot single-family detached to
10 high-density senior and general apartments, as well as a limited number of small-scale retail
11 and office uses at appropriate locations (i.e., at corners). Neighborhood design incorporates
12 many traditional single-family neighborhood features such as alleys, carriage houses
13 (secondary units), front porches, and traditional street lighting. Neighborhoods shall be
14 designed with suitable transitions between different housing types, and with well-integrated
15 open space and natural amenities within walking distance of all homes. Traditional
16 neighborhood design of streets, sidewalks and paths provide easy pedestrian mobility
17 throughout the subdistrict. Protection of natural areas and corridors that link the natural
18 environment to everyday life is emphasized in this area. The COR-4 subdistrict is further
19 defined into three categories according to the residential net density:

- 20 a. The COR-4a subdistrict is the lowest density area in the COR-4 district allowing up to
21 ten dwelling units per acre.
- 22 b. The COR-4b subdistrict is the medium density area in the COR-4 district allowing up to
23 15 dwelling units per acre. This area is located along higher volume roadways within
24 the COR and along its perimeter.
- 25 c. The COR-4c subdistrict shall provide the highest densities in the COR-4 District requiring
26 a minimum of 15 dwelling units per acre. This area is adjacent to the mixed-use core.

27 ~~(5) *COR-5 park and open space subdistrict.* The park and open space subdistrict is intended to
28 preserve environmental features, provide amenities and create focal points and community
29 gathering places within easy access of all areas of the COR.~~

30
31 (5) *General development standards.* All development within the COR district shall meet the COR
32 development framework that is incorporated into this chapter by reference, as amended by the city
33 council on November 27, 2012. These standards will be used by the city as the minimum
34 requirements for evaluating development proposals and site plans. However, the standards are not
35 intended to restrict creativity in design. An applicant may request modification or waiver of any
36 standard in favor of an alternate approach that will achieve the same design objective.

37 38 620 Uses

39 The following sections specifies permitted and conditional uses within each subdistrict of the COR district.
40 The uses have been allocated to the individual districts to allow reasonable use of properties in a manner
41 that is compatible with the Comprehensive Plan, the purpose of each zoning district, and the overall
42 purpose of this chapter. Any use may be combined within buildings (vertically) or in separate buildings
43 (horizontally), unless otherwise specified. Whenever in any zoning district a use is neither specifically
44 permitted or denied, the use shall be considered prohibited.

45 46 621 Principal Uses

47 Permitted and conditional principal uses are listed in the following table for each of the districts in this
48 section. Additional performance standards for the uses are found in Section 625.

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P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use List	COR-1	COR-2		COR-3 and 3a		COR-4a, b and c			COR-5
		2	2b	3	3a	a	b	c	
RESIDENTIAL									
Dwellings: Single-family detached	NP	NP	NP	NP	NP	P	NP	NP	N
Dwellings: Two-Family Attached	NP	NP	NP	NP	NP	P	NP	NP	N
Duplexes	N	N	N	N	N	P	N	N	N
Dwellings: Townhouse (attached)	P	NP	NP	NP	NP	P	P	P	N
Dwellings: Multiple-Family, Senior Living, etc.	P	NP	NP	NP	NP	NP	P	P	N
Accessory Dwelling Secondary Units	N	N	N	N	N	P	N	N	N
Live-work units	P	C*	N	P	N	P	P	H	N
PERSONAL SERVICES such as laundry, barbershops and beauty shops									
Personal Services <2,500 sq. ft.	P	P	P	P	NP	H-NP			N
>2,500 sq. ft.	P	P	P	P	N	N			N
PROFESSIONAL AND MEDICAL OFFICES AND CLINICS									
<5,000 sq. ft.	P	P	P	P	NP	H			N
Offices and Professional Services >5,000 sq. ft.	P	P	P	P	NP	NP			N
Medical and Dental Offices and Clinics	P	P	P	P	NP	NP			N
GENERAL OFFICES									
<5,000 sq. ft.	P	P	P	P	NP	C			N
5,000—35,000 sq. ft.	P	P	P	P	NP	NP			N
>35,000 sq. ft.	NP	P	P	P	NP	NP			N
ACCOMMODATION AND FOOD SERVICE USES									
Bed and breakfast residence	P	P	P	NP	N	H			N
Hotels	P	P	P	C P	NP	NP			N
Restaurants, café (including seasonal) and Brewpubs	P(a)	P	P	P	NP	<2,500 sq. ft.			C <2,500 sq. ft.
Tavern, bar						P	P	P	
Outdoor Seating for food services uses meeting the requirements in	A	A	A	A	A	A	A	A	A

subsection 117-118(c)(1)d. below.									
ENTERTAINMENT AND RECREATION USES									
Theaters, cinema Movie Theaters	P	P	P	CP	NP	NP	NP	NP	N
Health club, Fitness Centers	P	P	P	P	NP	NP			N
Commercial Recreation, Indoor	P	P	P	P	NP	NP			
Health club, fitness center <5,000 sq. ft.	P	P	P	P	NP	NP			N
GENERAL RETAIL AND SERVICES (including grocery, etc.)									
<2,500 sq. ft.	P	P	P	P	NP	C	C	P	N
<35,000 sq. ft.	P	P	P	C	NP	NP			N
>35,000 sq. ft.	C	C	P	C	NP	NP			N
Uses with drive-thrus	P	P(e)	P(e)	P(e)	NP	NP			N
Accessory car washes	NP	C	C	C	NP	NP			N
Gas stations, CNG Fuel Sales	NP	NP	C	C	NP	NP			N
RESTRICTED USES									
Private clubs and lodges	N	N	N	N	N	N			N
Motor vehicle implement, and recreation equipment sales and service	N	N	N	N	N	N			N
Adult uses—principle and accessory	N	N	N	N	N	N			N
Open and outdoor services, sales, display or rental	N	N	N	N	N	N			N
PUBLIC USES AND SERVICES									
Municipal buildings Government of Public Facility or Utility	P	N-P	N-P	N-P	N-P	N-P			C
Post office—service no distribution facility	P	N	N	N	N	N			N
Museums/cultural centers	C	N	N	N	N	N			C
Religious institutions	CP	P	P	CP	N	CP			N
Commercial Daycare Centers	P	P	P	P	N	CP			N
Hospitals	N	C	P	P	N	N			N
Libraries	P	P	P	P	N	C			N
Educational facilities (excludes daycares)	N	N	N	N	C	N			N

Schools, Public and Private Elementary and Secondary							
Essential public services	P	P	P	P	P	P	P
INDUSTRIAL							
Manufacturing	N	N	N	N	N	N	N
Warehousing	N	N	N	N	N	N	N
Outside storage	N	N	N	N	N	N	N

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622 Accessory Uses

Permitted and conditional accessory uses are listed in the following table for each of the sub-districts in this section. Additional performance standards for the uses are found in Section 625. All accessory uses must be subordinate to and be accompanied by a primary use on a parcel.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use List	COR-1	COR-2		COR-3 and 3a		COR-4a, b and c			COR-5
		2	2b	3	3a	a	b	c	
Accessory Dwelling Units (ADU), Attached	N	N	N	N	N	P	N	N	N
Accessory Dwelling Units (ADU), Detached	N	N	N	N	N	P	P	P	
Mobile Food Units	P	P	P	P	NP	NP	NP	NP	
Outdoor Dining Areas	P	P	P	P	P	P	P	P	A
Uses with Drive-thrus	P-C	P(e) C	P(e) C	P(e) C	NP	NP			N
Accessory Car Washes	NP	C	C	C	NP	NP			N
Gas stations, CNG Fuel Sales	NP	C	C	C	NP	NP			N

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623 Temporary/Seasonal Uses

The following uses are considered temporary in nature and accessory to an established non-residential use listed in Section 621. If a date range is given, that use is only allowed during that time period. Additional performance standards for the uses are found in Section 625.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use List	COR-1	COR-2		COR-3 and 3a		COR-4a, b and c			COR-5
		2	2b	3	3a	a	b	c	
Construction Trailers/Field Offices	P	P	P	P	P	P	P	P	N
Outdoor retail sales of Christmas trees, wreaths, and the like <i>November 1 – December 31.</i>	NP	P	P	P	NP	NP	NP	NP	NP

Outdoor retail sales of fireworks <i>June 15-July 15</i>	NP	P	P	P	NP	NP	NP	NP	NP
Outdoor storage of snow removal equipment, temporary salt/sand shed <i>October 15-April 15</i>	P	P	P	P	P	NP			NP
Outdoor retail sales of plants, flowers, and the like <i>May 1 – July 31.</i>	NP	P	P	P	NP	NP			N
Transient Merchants, Licensed	P	P	P	P	NP	NP			N

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625 Performance Standards

Some permitted and conditional uses are further regulated based on the standards below.

Restaurants - In the COR-1 subdistrict, one story restaurants are allowed when the facade cornice height is a minimum of 22 feet in height.

Gas stations, CNG Fuel Sales - In the COR-2 subdistrict, accessory gas uses are allowed under the following conditions:

1. Gas operations that are accessory to a permitted principle use.
2. Gas and convenience item sales shall not comprise more than 25 percent of the gross receipts of the principle use business.
3. Payment for sale of gas must be paid at the pump or inside the principle building. No accessory structures are allowed as part of the gas operations.
4. No more than five percent of the square footage of the principle use building may be dedicated for the gas operations and convenience item sales.
5. No franchise food operations can be contained in the area designated within the principle building for gas operation and convenience item sales
6. Gas operations located in the side or rear of the principle use building.
7. Gas operations are located within 100 feet of principle use building
8. Gas islands and canopy are architecturally harmonious and contain the same exterior building materials as the principle use building.
9. Gas operations shall constitute no more than four islands with a limit of eight individual dispensers.
10. Gas operations that are located in the city's wellhead protection area must meet the following standards:
 - (i) Double walled storage tanks with corrosion protection.
 - (ii) Spill protection to catch spills that may occur during delivery of products.
 - (iii) Overfill protection including automatic shutoff devices, overfill alarms and ball float valves or approved equal.
 - (iv) Leak detection, including interstitial monitoring of the double walled tank.

1 ~~(v) Product release monitoring, including installation of groundwater monitoring wells~~
2 ~~and monthly monitoring of these wells will be required only after a reportable leak~~
3 ~~or spill has been detected.~~

4 ~~(vi) Tank tightness testing on an annual basis.~~

5 ~~(vii) Annual reports summarizing monthly monitoring results, monthly inventory control,~~
6 ~~and tank tightness testing.~~

7 c. In the **COR-2b** subdistrict, convenience store with motor fuel sales/car wash are a
8 conditional use under the following conditions:

- 9 1. Convenience/deli food is of the take out type only and that no provision for seating or
10 consumption on the premises is provided. Furthermore, that the enclosed area devoted
11 to such activity shall not exceed 15 percent of the gross floor area.
- 12 2. The storage, preparation and serving of food items are subject to the approval of the
13 zoning administrator who shall provide specific written sanitary requirements based
14 upon the applicable state and county regulations.
- 15 3. Gas operations shall constitute no more than four islands with a limit of eight individual
16 dispensers.
- 17 4. Canopy height. The total height of any overhead canopy or weather protection shall not
18 exceed 20 feet in height. All canopies shall be architecturally harmonious and contain
19 the same exterior building materials as the principle use.
- 20 5. Goods For Sale: All goods for sale by a motor fuel station convenience store other than
21 commercial freezers for ice and petroleum based products required for the operation
22 and maintenance of motor vehicles shall be displayed within the principle motor fuel
23 structure. No displays shall be permitted in required parking or driveway areas,
24 landscape areas, required setback areas, or any right-of-way or other public property.
25 Displays may be permitted on sidewalks, only if they leave at least four feet of sidewalk
26 width available to pedestrians.
- 27 6. Motor fuel dispenser location: Motor fuel dispensers shall be located at least 30 feet
28 from a property line, and 100 feet from a residential structure.
- 29 7. The off-street loading space(s) and building access for delivery of goods shall be
30 separate from customer parking and entrances and shall not cause conflicts with
31 customer vehicles and pedestrian movements.
- 32 8. The hours of operation shall be limited to 6:00 a.m. to 11:00 p.m., unless extended by
33 the council as part of the conditional use permit.
- 34 9. Accessory car wash uses shall be allowed subject to the following requirements:
35 (i) Car wash stacking spaces shall accommodate a minimum of three waiting vehicles.
36 (ii) No more than one car wash shall be permitted.
37 (iii) The car wash shall be designed to be an integral part of the principle building or if
38 freestanding shall be designed with the same materials as the principle structure.
39 (iv) Neither the car wash or accessory vacuum shall be located within 300 feet of any
40 residential use unless completely screened or located across an arterial or major
41 collector roadway from the residential use.
- 42 10. Gas stations are only permitted by conditional use on parcels that are located at
43 intersections of both destination and arterial roadways as defined by the development
44 framework.

1 Outdoor seating for food service uses are an accessory use under the following conditions:

- 2 1. The seating shall be located on private property (or could allow on joint/abutting open
3 space/plaza area owned and managed by association).
- 4 ~~2. The seating shall be of good patio or café type furniture that enhances the appearance
5 of the business.~~
- 6 3. The outdoor seating area shall be defined with the use of landscaping, temporary
7 fencing or other means that contains the tables and chairs for the use ~~as demonstrated
8 on a site plan and approved by city staff.~~
- 9 ~~4. No alcoholic beverages or food shall be served to persons outside of the designated
10 outdoor seating area. Signage shall be posted that restricts consumption on alcohol
11 outside of the designated outdoor seating area as approved by staff.~~
- 12 5. Patrons shall access the outdoor seating area through the main entrance or host station
13 and shall be seating by a staff person.
- 14 6. Seating shall be located so as not to compromise safety. Seating shall not obstruct the
15 entrance or any required exits or be located on landscaping or parking areas. If located
16 on private sidewalks or walkways, it shall be located so as to leave a minimum of a four-
17 foot wide passageway for pedestrians.
- 18 7. ~~No additional parking is required for 30 seats or less. If public parking is available either
19 in a ramp or adjacent on street, then no additional parking is required. Any additional
20 seating over 30 seats shall provide required parking based on one space per three seats.
21 Shared parking will be considered and may be approved by city staff.~~
- 22 8. Any proposed outdoor seating plan over 50 or more seats shall be by conditional use
23 permit.
- 24 9. All exterior sound equipment shall be shut off at 10:00 p.m.
- 25 ~~10. Lighting shall be permitted provided it only illuminates the designated area. Lighting
26 cannot shine or cause a glare upon other public or private property outside the
27 designated area.~~

28 Drive-thrus serving permitted and conditional uses are a permitted use under the following
29 conditions:

- 30 1. Drive-thru lands are not permitted in the front yard or within the front build-to-line
31 except as approved as part of the official development plan and design framework.
- 32 2. Adequate stacking distance of not less than five vehicles shall be provided. ~~A site plan
33 shall be prepared to demonstrate provision for stacking space does not interfere with
34 other drive areas, parking spaces, sidewalks or pedestrian access to the main entry of
35 the building.~~
- 36 3. Electronic speaker devices, if used, shall not be audible beyond the property being
37 served.
- 38 4. Screening shall be provided of automobile headlights in the drive-thru land to windows
39 and doors of adjacent uses. Such screen shall be at least three feet in height at
40 installation and fully opaque, consisting of a wall, fence, dense vegetation, berm or
41 grade change.
- 42 5. A bypass lane shall be provided for each drive-thru use, allowing cars to leave the drive-
43 thru land from the stacking area.

- 1 6. Within the COR-2 and COR-3 subdistricts there shall be no more than one drive-thru
- 2 land serving a given use.
- 3 7. Within the COR-2b subdistrict there shall be no more than two drive-thru lands serving a
- 4 given use.
- 5 8. Within the COR-1 subdistrict, the drive-thru lane shall be located in the rear or side yard
- 6 only. A drive thru lane shall not be located adjacent to any destination street as
- 7 classified in the COR design framework.

8 Commercial Indoor Recreation
9 Limited to 30,000 square feet

10
11 660 COR Parking Standards

12 All parking within the COR district shall meet the COR development framework that is incorporated into
13 this chapter by reference, as amended by the city council on November 27, 2012. Quantity and parking
14 lot or structure standards shall follow the standards set forth in Section 460 for residential uses and 560
15 for business or mixed-use uses.

16
17 670 COR Landscaping Standards

18 Model business and multi-family standards?

19
20 680 COR Architectural Design Standards

21 All architectural designs within the COR district shall meet the COR development framework that is
22 incorporated into this chapter by reference, as amended by the city council on November 27, 2012.

Meeting Date: 02/23/2023

By: Todd Larson, Community Development

Information

Title:

Zoning Code Update: Residential Districts (Continued Discussion)

Purpose/Background:

At the January 26 Planning Commission meeting, we discussed the proposed business districts section of the Zoning Code update and asked for some direction on some topics within residential districts. Those topics included rural residential lot areas, density transitioning, and what the "standard" urbanized single-family lot dimensions should be. Some direction was provided as well as requests for more information. The Planning Commission began discussing this section at its special meeting on February 16. We will pick up this discussion at Section 460 on Page 10. Time permitting, we can go back to the start of this section for the benefit of the Commissioners who were not able to attend the meeting on the 16th.

Staff researched several other communities that have similar growth characteristics as Ramsey--communities with a MUSA boundary dividing the city into rural and urban areas and cities that are subject to the Metropolitan Council review. Attached is a table of the findings for the discussion on the standard urban single-family lot and rural residential lots.

Rural residential lot areas:

From the research, Ramsey's existing R-1 Rural Developing (R-1 RD) lot area standards appear to be typical of the other communities' rural residential districts. With only about one-quarter of Ramsey's R-1 RD lots meeting the current 2.5-acre standard, staff is proposing to add a second district for a 1-acre lot minimum. This would allow for more lots to be in compliance with the regulations, though there will likely be over one thousand lots still considered legal nonconforming. An updated map requested by the Planning Commission showing only the R-1 RD lots is attached (staff previously included lots zoned PUD created for the sole purpose of averaging lot areas on a map). Staff research found that some communities do have their rural residential districts starting at 1 acre.

A question came up about the potential of opening up additional lots for subdivision given a smaller lot area. Staff has contemplated maintaining the same lot width requirements for both districts so that a property is not split in a long-and-skinny way.

The "standard" urbanized single-family district:

The current urbanized single-family residential district most used in Ramsey is the R-1 MUSA-80 district. With a quarter-acre lot area and 80 feet in width, it has been difficult, if not impossible, to meet the required density range from the Comprehensive Plan of 3.0-4.0 units per acre. Density calculations include local roadways and storm water management. High volume roadways, like County or State roadways as well as natural wetlands are excluded from the density calculations. Staff's proposal is to slightly reduce the lot width by five feet and area by 890 square feet in hopes of attaining the required density. This proposal appears to be in-line with other communities. It should be noted that many communities have a lower density range. Staff is currently in discussion with our Metropolitan Council Sector Representative to understand this.

Density Transitioning:

At the January Planning Commission meeting, staff presented pictures of where the current standard of transitioning between urban and rural densities posed some challenges, especially regarding ownership of buffer outlots and to over-planting trees. Feedback from the Commission was that there should not be this type of transitioning done between the same uses--single-family. The consensus was that there should be transitioning or

buffering between different uses, such as between single-family and townhomes or between residential and non-residential uses. The language that is proposed in the attached draft simplifies the requirements by adding 35 feet to the lot size and principal structure setback when adjacent to a different use. Within that 35-foot area, different options are given to provide buffering and screening. One of the options maintains a landscape berm and the others include a privacy fence with overstory trees, trees and shrubs along storm water management basins, or an "other" category acknowledging that existing natural features could exist to provide that screening and buffering.

Urban Reserve:

Staff is proposing a new zoning district, the Urban Reserve district. This is a holding-zone district that many developing communities have. The intent of the district is to acknowledge that the land will be developed someday, but the utilities or infrastructure needed to develop it is several years out. The standards allow for reasonable limited uses, such as agriculture and single-family homes, while maintaining large lot areas. There are several locations in Ramsey that are currently considered developable by their MUSA zoning designation, yet sanitary sewer and water mains are miles away. Giving it its own zoning district does allow for some discretion in approving new subdivisions in these parts of town, mainly based on the adequacy of utilities. A map is attached showing properties that would likely fall into this zoning district.

The rest of the residential requirements

Attached is the working draft of the residential portion of the Zoning Code. Like the business section, it consolidates the different districts' uses and bulk standards into tables. Staff is proposing to maintain the existing lot standards and uses as they are today, with the exception of the "standard" district discussed above. Performance standards are included for some of the uses. There are also several modifications for standards regarding parking and property maintenance that have been challenging for Code Enforcement.

Please note that we are not proposing to discuss Home Occupations tonight. That will be discussed separately at a City Council work session in the upcoming months.

Notification:

None required. A segment will appear in the next Ramsey Resident noting the Planning Commission's work.

Observations/Alternatives:

Funding Source:

This work is being done as a part of staff's normal duties.

Recommendation:

Action:

Please provide any feedback, changes, and questions on the proposed language.

Attachments

Working Draft
Rural Residential Map
Urban Reserve Map

Form Review

Inbox

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 02/17/2023

Reviewed By

Brian Hagen

Date

02/17/2023 03:25 PM

Started On: 02/17/2023 08:43 AM

- 1 Green Text = Carried over verbatim
- 2 Gold Text=Partially verbatim, paraphrased, or combined carried over paragraphs.
- 3 Red Text = Text deleted from a carried over paragraph
- 4 Blue Text = New text

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7 400 Residential Districts

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10 410 Residential Districts Established and Purpose
11 The following residential districts (UR, RR, R1A, R1B, R1C, R2, and R3) are hereby established according
12 their purpose and the intent of the Comprehensive Plan. Collectively, these districts are herein this
13 chapter called “residential districts.” For zoning districts expected to be served by municipal sanitary
14 sewer and water (R1A, R1B, R1C, R2, and R3), these districts are herein collectively called “urbanized
15 districts.”

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18 411 UR – Urban Reserve District
19 (A) Purpose. The intent of this district is to preserve areas where municipal urban services are planned, as
20 shown on the approved Comprehensive Plan, but not yet available or when significant infrastructure
21 is planned, but not yet funded and constructed. The large minimum lot area will retain these lands in
22 their natural state or as agricultural uses until sanitary sewer, water, streets, and other public
23 infrastructure is available and new development occurs. This will allow orderly development to occur.
24 The purpose of this district is to provide a holding zone until a landowner/developer makes application
25 for development, at which time the City may rezone the affected property consistent with its
26 designation in the Comprehensive Plan, provided that the development does not result in the
27 premature extension of public utilities, facilities, and services.
28 (B) Application – This district shall be applied to properties within the MUSA as shown on the current
29 Comprehensive Plan where sanitary sewer and water infrastructure is not currently available. The
30 City Council shall consider the Comprehensive Plan’s Staging Plan when rezoning property to one of
31 the urbanized districts.

32
33

34 412 RR – Rural Residential District
35 (A) Purpose. The intent of this district is to accommodate single-family dwelling units outside of the
36 Metropolitan Urban Service Area at a maximum gross density of one unit per 2.5 acres. All lots located
37 within the rural residential district are intended be served with individual septic systems and wells.
38 (B) Application – This district shall be applied to properties outside the MUSA as shown on the current
39 Comprehensive Plan guided Rural Developing where municipal sanitary sewer and water
40 infrastructure is not planned.

41
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43 Do we want a 1-acre RR district and a 2.5-acre district?

44
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46 413 R1A –Single-Family Residential District
47 (A) Purpose. The purpose of this urbanized district is to accommodate single-family dwelling units on
48 suitable land and shall be serviced by sanitary sewer and municipal water.
49 (B) Application – This district shall be applied to properties guided Low Density Residential within the
50 MUSA as shown on the current Comprehensive Plan where sanitary sewer and water infrastructure is
available.

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53 414 R1B—Single-Family Residential District
54 (A) Purpose. The purpose of this urbanized district is to accommodate single-family dwelling units on
55 suitable land and shall be serviced by sanitary sewer and municipal water.

1 (B) Application – This district shall be applied to properties guided Low Density Residential within the
2 MUSA as shown on the current Comprehensive Plan where sanitary sewer and water infrastructure is
3 available.

4
5 415 R1C—Single-Family Residential District

6 (A) Purpose. The purpose of this urbanized district is to accommodate detached residential dwelling units
7 on suitable land and shall be serviced by sanitary sewer and municipal water.

8 (B) Application – This district shall be applied to properties guided Low Density or Medium Density
9 Residential within the MUSA as shown on the current Comprehensive Plan where sanitary sewer and
10 water infrastructure is available.

11
12 415 R2—Medium Density Residential District

13 (A) Purpose. The purpose of this urbanized district is to accommodate detached and attached dwelling
14 units on suitable land and shall be serviced by sanitary sewer and municipal water.

15 (B) Application – This district shall be applied to properties guided Low or Medium Density Residential
16 within the MUSA as shown on the current Comprehensive Plan where sanitary sewer and water
17 infrastructure is available.

18
19 416 R3—High Density Residential District

20 (A) Purpose. The purpose of this urbanized district is to accommodate a variety of residential dwelling
21 unit types on suitable land and shall be serviced by sanitary sewer and municipal water.

22 (B) Application – This district shall be applied to properties guided High Density Residential within the
23 MUSA as shown on the current Comprehensive Plan where sanitary sewer and water infrastructure is
24 available.

25
26 420 Uses

27 The following subchapter establishes a listing of the permitted, conditional, principal, accessory, and
28 temporary uses for the residential zoning districts. The uses have been allocated to the individual districts
29 to allow reasonable use of properties in a manner that is compatible with the purpose of each residential
30 zoning district, the overall purpose of this chapter, and the Comprehensive Plan. Whenever in any zoning
31 district a use is neither specifically permitted or denied, the use shall be considered prohibited.

32
33 421 Principal Uses

34 Permitted and conditional principal uses are listed in the following table for each of the districts in this
35 section. Additional performance standards for the uses are found in Section 425.

36
37 P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use	UR	RR	R1A	R1B	R1C	R2	R3
Agriculture	P	P	NP	NP	NP	NP	NP
Assisted Living, Memory Care, and Nursing Home Facilities	NP	NP	NP	NP	NP	P	P
Dwellings: Multiple-Family, Senior Living, etc.	NP	NP	NP	NP	NP	P	P
Dwellings: Single-Family Detached	P	P	P	P	P	P	P
Dwellings: Townhomes (attached)	NP	NP	NP	NP	NP	P	P
Dwellings: Townhomes (detached), villas, cottage homes, etc.	NP	NP	NP	NP	P	P	P
Dwellings: Two-Family Attached	NP	NP	NP	NP	NP	P	P
Governmental or Public Facility or Utility	P	P	P	P	P	P	P
Licensed Residential Facilities	P	P	P	P	P	P	P
Religious Institutions	P	P	P	P	P	P	P

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422 Accessory Uses

Permitted and conditional accessory uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in Section 425. All accessory uses must be accompanied by a primary use on a parcel. No accessory building shall be constructed on any lot prior to the time of construction of the principal building.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use	UR	RR	R1A	R1B	R1C	R2	R3
Accessory Dwelling Units (ADU), Attached	NP	P	P	NP	NP	P	P
Accessory Dwelling Units (ADU), Detached	NP	P	NP	NP	NP	NP	NP
Accessory Structures, garages, sheds, etc.	P	P	P	P	P	P	P
Commercial Dog Kennels	C	C	NP	NP	NP	NP	NP
Commercial retail garden centers or greenhouses	C	C	NP	NP	NP	NP	NP
Commercial Horse Boarding	C	C	NP	NP	NP	NP	NP
Communications Towers or equipment in conformance with Section 350	C	C	NP	NP	NP	NP	P
Community Amenity Buildings	P	P	P	P	P	P	P
Decks and Patios	P	P	P	P	P	P	P
Home Occupations (Level I)	P	P	P	P	P	P	P
Home Occupations (Level II)	P	P	P	NP	NP	NP	NP
Leasing Offices, Management Offices	NP	NP	NP	NP	P	P	P
Licensed Home Daycare	P	P	P	P	P	P	P
Parking Lots/Structured Parking	NP	NP	NP	NP	NP	P	P
Private Recreation Equipment	P	P	P	P	P	P	P
Solar Systems, Geothermal Systems	P	P	P	P	P	P	P
Swimming Pools, Sport Courts, Tennis, etc.	P	P	P	P	P	P	P
WECS (small-scale)	P	P	P	P	P	P	P
Two-Story Accessory Building	€	€	€	€	€	€	€

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423 Temporary/Seasonal Uses

The following uses are considered temporary in nature and accessory to an established primary use listed in Section 421. If a date range is given, that use is only allowed during that time period. Additional performance standards for the uses are found in Section 425.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use	UR	RR	R1A	R1B	R1C	R2	R3
Construction Trailers/Field Offices	P	P	P	P	P	P	P
Model Homes	NP	P	P	P	P	P	P
Outdoor storage of snow removal equipment, temporary salt/sand shed <i>October 15-April 15</i>	P	P	NP	NP	NP	P	P
Game Fair <i>August</i>	NP	C	NP	NP	NP	NP	NP
Temporary Real Estate Offices	NP	NP	P	P	P	P	P
Temporary Health Care Dwellings	NP	NP	NP	NP	NP	NP	NP

16
17

425 Performance Standards

1 Some permitted and conditional uses listed in Section 421, 422, and 423 are further regulated based on
2 the standards below.

3
4 (A) Accessory dwelling units (ADU). When permitted, attached and detached accessory dwelling units
5 have the following requirements:

- 6 (1) Number. No more than one ADU shall be allowed per one existing single-family residential
7 property.
- 8 (2) Owner occupancy. The principal dwelling or the ADU must be owner-occupied.
- 9 (3) Accessory buildings. The ADU must comply with all other accessory building requirements set
10 forth in this section.
- 11 (4) Architecture. The exterior finish of the ADU must match that of the principal structure.
- 12 (5) Maximum size. The maximum size of an ADU cannot exceed 800 square feet of habitable
13 space.
- 14 (6) Home occupations. The ADU cannot be used for any portion of a Level-II home occupation.
- 15 (7) Setbacks. The detached ADU setbacks must meet the setback requirements for a principal
16 dwelling in the R-1 residential zoning district.
- 17 (8) Minimum lot size. Detached ADU's are allowed on properties with a minimum of one acre in
18 size.
- 19 (9) Attached ADU's are allowed on properties with a minimum of 80-foot lot width.
- 20 (10) Height. The detached ADU may not exceed a height of 22 feet, or the height of the principal
21 structure, whichever is less.
- 22 (11) Address. The ADU must retain the same address as the principal structure.
- 23 (12) Parking. Additional parking for the ADU is not required if off-street parking requirements for
24 the principal structure are met.
- 25 ~~(12) Regulations. An accessory dwelling unit must comply with all other city, local, regional, state,
26 and federal regulations.~~
- 27 (13) Utilities. Accessory dwelling units must share utilities with the principal structure.
- 28 (14) Foundation. Accessory dwelling units must have a permanent foundation.
- 29 ~~(15) Certificate of occupancy. Accessory dwelling units must have a certificate of occupancy and a
30 building permit.~~
- 31 (15) Ownership. Accessory dwelling units may not be sold separately from the primary residence,
32 and cannot be created with a new tax parcel.
- 33 ~~(16) Garage conversion. ADU's are permitted above existing lawful detached garages. A
34 conditional use permit (CUP) is required for the conversion of a lawful, nonconforming garage
35 to an ADU. Exterior finish updates and additional landscaping or screening may be required
36 from the city as a condition.~~
- 37 (17) In multi-family, assisted living, memory care, or nursing home structures, ADUs as one-
38 bedroom guest suites are permitted at the rate of one ADU per 50 apartment units and shall
39 not count towards density calculations.

40
41 (B) Model Homes, Temporary Real Estate Offices, and Construction Trailers/Field Offices. This section
42 allows for the provision of model homes, temporary real estate offices, and temporary construction
43 trailers/field offices in new residential subdivisions or development without adversely affecting the
44 character of surrounding residential neighborhoods and properties or creating a general nuisance.
45 As these uses represent a unique temporary commercial use, special consideration must be given
46 to the peculiar problems associated with them and special standards must be applied to ensure
47 reasonable compatibility with their surrounding environment. All model homes, temporary real
48 estate offices, and construction trailers/field offices must comply with the following special
49 requirements:

- 1 (1) Temporary parking facilities shall be provided for model homes, temporary real estate offices,
2 and construction trailers/field offices. At least four parking spaces must be provided. The
3 overall design, drainage, and surfacing of the temporary parking facility shall be subject to the
4 approval of the zoning administrator.
- 5 (2) The model home or temporary real estate office are permitted only until all the other lots in
6 the subdivision have active building permits. Construction trailers/field offices are permitted
7 until all buildings within the project have a certificate of occupancy.
- 8 (3) The applicant for a model home may be required to submit a cash bond to guarantee the
9 conversion of the model home to living space in a timely manner if alterations to the site have
10 occurred such as the provision of paved parking, removal of lighting, and similar uses. Such
11 conversion includes, but is not limited to, the provision of landscaping, turf restoration and
12 the removal of parking lots, signage, and lighting.
- 13 (4) At no time may a model home, temporary real estate office, or construction trailer/field office
14 be used as a residence living quarters.

15
16 (C) **Home Occupations.** Home occupations shall be allowed to exist in the residential zoning districts in
17 accordance with certain criteria established to protect the peace, quiet, and domestic tranquility in
18 all residential neighborhoods within the city, and in order to guarantee all residents freedom from
19 excessive noise, excessive traffic, nuisance, fire hazard and other possible effects of said home
20 occupation uses. It is the intent of this section that the property owner shall have a vested interest
21 in the business, as the city does not desire to create business incubators for lease within the
22 residential districts. ~~Applications for a home occupation permit shall be processed administratively
23 by the zoning administrator; or when circumstances necessitate, in accordance with the processing
24 procedure established for conditional use permits in section 117-51. Home occupation permits may
25 be suspended or revoked pursuant to the procedure established in section 117-51.~~

- 26 (1) **Requirements.** Home occupations that operate under the following parameters shall be exempt
27 from a permit. If a home occupation operates beyond the conditions below or if the home
28 occupation creates conditions described in subsection (2), a permit shall be required.
 - 29 a. The home occupation shall be clearly incidental and secondary to the residential use of the
30 premises, and shall result in no incompatibility with or disturbance to the surrounding area.
 - 31 b. The owner of the home occupation shall occupy the dwelling unit on the site of the home
32 occupation.
 - 33 c. Home occupation operations are restricted to the dwelling unit, attached or detached garages
34 or accessory buildings. If the owner of a home occupation is conducting operations in a
35 detached accessory building, said accessory building must be located on the same parcel as
36 the owners dwelling unit, or a parcel immediately adjacent to the owner's dwelling, to which
37 the owner also has fee title.
 - 38 d. The area set aside for the home occupation in the dwelling unit shall not exceed 20 percent
39 of the gross living area of the dwelling unit.
 - 40 e. The area set aside for the home occupation in attached or detached accessory buildings or
41 garages shall not exceed total accessory building space or height allowed on the site of the
42 home occupation, as established in section 117-349.
 - 43 f. A minimum of 400 square feet of garage or accessory building space shall be maintained as a
44 primary residential garage for indoor parking of vehicles and equipment.
 - 45 g. There shall not be any exterior evidence of the existence of said home occupation such as
46 displays, exterior storage of home occupation equipment and vehicles, materials, supplies,
47 inventory or merchandise, with the following exceptions:
 - 48 1. One motor vehicle affiliated with the home occupation, either meeting the definition of
49 a commercial vehicle or any vehicle having lettering or advertising for said home

- 1 occupation, shall be allowed to be stored or parked outside on the site of the home
2 occupation in accordance with [section 117-355](#).
- 3 2. One piece of commercial equipment affiliated with the home occupation shall be allowed
4 to be stored or parked on the site of the home occupation in accordance with [section](#)
5 [117-355](#).
- 6 h. There shall be no interior signs or display which are visible from outside the dwelling unit or
7 accessory building where the home occupation is operated nor any exterior business signs or
8 displays unless otherwise permitted in [article II, division 8 of this chapter](#), with the following
9 exception:
- 10 1. A sign not exceeding two square feet in size may be displayed if affixed flat against the
11 wall of either the home or accessory building where the home occupation is being
12 conducted. The sign shall be non-illuminated and shall not have dynamic display
13 capabilities.
- 14 i. The home occupation shall not generate excessive vehicular traffic (customers, employees,
15 deliveries, etc.) in the residential neighborhood. Excessive vehicular traffic for purposes of
16 this section is defined as in excess of any combination of eight round-trip customer/client
17 visits and/or deliveries per standard eight hour day and no more than one on the premises at
18 any given time. For the purposes of this section, one customer/client visit shall be considered
19 to include any number of persons arriving in a single vehicle. One round-trip visit per eligible
20 employee shall also be allowed and is not counted toward the customer/client visits. An
21 increase at a rate of 25 percent is permitted if the subject property has access from a county,
22 state, or MSA street.
- 23 j. [The home occupation does not serve as headquarters or as a dispatch center where](#)
24 [employees come to the site and are then dispatched to other locations.](#)
- 25 k. The receipt or shipment of deliveries shall be limited to those made by the USPS and/or an
26 express shipping service that is characteristic of service to a residential neighborhood.
- 27 l. The home occupation shall not constitute a fire hazard to neighboring residences, or a
28 nuisance to neighbors because of excessive traffic, light glare, noise, odors, vibration or other
29 circumstances, as determined by the fire marshal or zoning administrator.
- 30 m. The home occupation shall not include operations relating to internal combustion engines,
31 body shops, ammunition manufacturing, motor vehicle repairs or sale, or any other
32 objectionable uses as determined by the zoning administrator.
- 33 n. The home occupation shall not change the fire rating of a structure nor require exterior
34 alterations or modifications that change the residential character or appearance of the
35 dwelling unit or accessory building to a commercial nature.
- 36 (2) *Administrative (Level I) home occupation permit required.* Home occupations that include one
37 or more of the following practices or operational methods shall require a home occupation
38 permit that is subject to the review and approval of the zoning administrator.
- 39 a. The home occupation employs persons, which includes but is not limited to co-owners,
40 partners, and employees), that do not live in the dwelling unit on the property but conduct
41 work on the property.
- 42 1. The owner of a home occupation on a parcel less than three acres in size may employ a
43 maximum of one person that does not reside in the dwelling unit on the property but
44 does conduct work on the property. The owner of a home occupation on a parcel three
45 acres or greater in size may employ a maximum of three persons that do not reside in the
46 dwelling unit on the property but do conduct work on the property.
- 47 2. Off-street parking for the dwelling unit occupants and any nonresident employees is
48 provided in accordance with section 117-355.
- 49 b. The home occupation involves operating methods that include transactions with the public
50 (customers, clients, consultants, subcontractors, etc.) on the site of the home occupation. The

- 1 number of persons permitted on the site at any given time shall be limited so as not to create
2 a parking demand in excess of that which can be accommodated on driveway on the site of
3 the home occupation.
- 4 c. Retail sales are conducted on the site. Retail sales at the site shall be limited to products that
5 are ancillary to the home occupation and shall be displayed or stored indoors.
- 6 ~~(3) Conditional use. Home occupations that propose to operate beyond the scope of the
7 parameters in subsection (1) and/or (2) of this section shall be processed in accordance with
8 the procedures established for conditional use permits in section 117-51, with the exception of
9 recording the home occupation permit should it be approved by city council.~~
- 10 (4) *Nuisance prevention.* In order to guarantee that a home occupation, once authorized, will not
11 become a nuisance to the neighbors or otherwise violate these guidelines, the city staff or city
12 council may impose reasonable conditions necessary to protect the public health, safety, and
13 welfare of residents of the city.
- 14 (5) *Inspections.* There may be one or more inspections each year by the zoning administrator or
15 designee of any property covered by a home occupation permit. In addition, the zoning
16 administrator and/or his designee, shall have the right at any time, upon reasonable request,
17 48 hours' notice shall be considered reasonable, to enter and inspect the premises covered by
18 said permit for safety and compliance purposes.
- 19 (6) *Term of home occupation permits.* Home occupation permits granted by this section shall be
20 temporary in nature and shall be granted to a designated person who resides in the dwelling
21 unit on the subject property. Permits are not transferable from person to person or from
22 address to address, unless the transfer is in accordance with the provisions of subsection (7) of
23 this section.
- 24 (7) *Death or move of permit holder; suspension or revocation; businesses existing before adoption
25 of article provisions.*
- 26 a. Should a home occupation permit holder die or move to a new location, the existing permit
27 shall be automatically terminated. Except that in the case of death, should a surviving spouse
28 or child, residing at the same address or receiving title to the property desire to continue the
29 home occupation, written notice to that effect shall be given to the zoning administrator and
30 the council may authorize continuation of that permit without further hearing.
- 31 b. A home occupation permit, once granted, may be suspended or revoked prior to its original
32 revocation date by the council for cause after hearing before the council. Citizen complaints
33 seeking the revocation of such permit shall be filed with the zoning administrator. All such
34 revocation hearings, publication, and notice requirements shall be the same as for conditional
35 use permits in accordance with section 117-51.
- 36 c. Persons conducting a business from property zoned for residential use on the effective date
37 of the ordinance from which this section is derived shall be required to obtain a home
38 occupation permit as required herein. The business may continue pending final determination
39 of the application. Should the zoning administrator or council deny the application for a home
40 occupation permit the use shall immediately cease at such residential premises.
- 41 (8) *Uses ineligible for Home Occupations.* The following business types are not allowed uses as
42 home occupations:
- 43 a. Auto Repair or Sales
- 44 b. Firearms or ammunition sales, servicing, or manufacturing
- 45
- 46 (E) *Licensed Residential Facilities – Licensed residential facilities are limited to six residents per dwelling
47 unit. This requirement applies to unlicensed supportive living facilities.*
- 48
- 49 (F) *Religious Institutions.*

- 1 (1) In any residential district, a religious institution must be located along an arterial roadway or
 2 at the intersection of two collector roadways as defined by the Existing Functional
 3 Classification map in the Comprehensive Plan. Vehicular access to the site must be from
 4 either the collector or arterial roadway or a designated frontage road.
 5 (2) Dwelling Units. Dwelling units are allowed as an accessory use as a residence for clergy, staff,
 6 or mission of the institution.
 7
 8 (G) Principal structures within the Urban Reserve District constructed after the adoption date of this
 9 chapter:
 10 (1) All principal structures shall be orientated in such a way where access can be modified from
 11 an existing arterial or collector roadway to a new local street anticipated with any future
 12 subdivision on the property.
 13 (2) All structures shall be designed for eventual connection to City services.
 14
 15 (H) Multiple Family Dwellings. Multiple family dwelling buildings intended for general occupancy
 16 (excluding Senior Living) shall have the following requirements:
 17 (1) Unit types. All buildings shall have a mix of three or more different unit types. In no case shall
 18 a building be comprised of more than 60 percent one-bedroom units and no more than 20
 19 percent efficiency or studio units.
 20 (2) Controlled access entry systems are required for all multiple family dwelling buildings
 21 including accesses between enclosed parking and the rest of the building.
 22

23 426 Temporary Health Care Dwellings

24 Pursuant to authority granted by Minn. Stats. § 462.3593, subd. 9, the City of Ramsey opts-out of the
 25 requirements of Minn. Stats. § 462.3593, which defines and regulates temporary family health care
 26 dwellings.
 27

28 430 Bulk Standards

- 29 (A) Minimum and maximum dimensional standards for lots and the principal structures for each of
 30 the residential districts are established in the following table:
 31

	UR	RR	R1A	R1B	R1C	R2	R3
Lot Standards							
Lot Area	20 acres	2.5 acres	10,000 sqft	6,500 sqft	5,000 sqft	4,350 sqft or equivalent	10,000 sqft
Minimum Lot Width	300 feet	200 feet/ 100 feet on cul-de-sac	75 feet	65 feet	50 feet	N/A	100 feet
Minimum Lot Depth	200 feet	200 feet	100 feet	90 feet	80 feet	N/A	200 feet
Minimum Lot Frontage on a Public Street	20 feet	20 feet	20 feet	30 feet	30 feet	N/A	80 feet
Principal Structures							
Maximum Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	40 feet	60 feet
Minimum Principal Structure Footprint	720 sqft	720 sqft	720 sqft	720 sqft	720 sqft	N/A	N/A
Maximum Principal Structure Footprint	5 percent	10 percent	25 percent	35 percent	35 percent	35 percent	50 percent
Maximum Impervious Coverage	10 percent	20 percent	35 percent	40 percent	50 percent	50 percent	60 percent
Front Setback	25 feet	40 feet	25 feet	25 feet	25 feet	25 feet	25 feet

Side Setback (interior)	5 feet	10 feet	5 feet	5 feet	5 feet	30 feet (edge of development)	25 feet
Side Setback (to right-of-way)	25 feet	40 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Rear Setback	40 feet	40 feet	20 feet	20 feet	20 feet	10 feet	10 feet
Setbacks from arterial roadways	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet

- 1
2 (B) Maximum Setback – All principal structures on lots zoned R1A, R1B, and R1C shall be constructed
3 no greater than 10 feet more than the minimum setback for the respective districts, except where
4 adjacent structures existing as of July 1, 2002, have a different setback from that required herein,
5 the front yard setback shall conform to the prevailing setback of adjacent structures. If adjacent
6 structures have different setbacks from one another, the minimum front yard shall be the average
7 of the two adjacent structures.
- 8 (C) Flag Lots – The use of flag lots is limited to the RR district and should be kept to a minimum where
9 there is no other reasonable way to subdivide property. If so created, the portion of the property
10 containing the driveway shall be no less than 20 feet in width. Minimum lot area shall be calculated
11 excluding the portion of the property containing the driveway.
- 12 (D) For lots in the R2 district created for attached townhomes, the lot area shall be calculated as an
13 average of the areas of the privately-owned lots and any association-maintained common areas.
- 14 (E) Accessibility ramps are exempt from the front yard setback requirements of each district.
- 15 (F) Density/Use Transitioning and Buffering – Add 35 feet to the minimum lot depth or width and to
16 the principal structure setback (side or rear) when adjacent to an RR-, B-, or I-zoned property to
17 accommodate screening requirements found in Section 475.

18
19 **450 Accessory Structures**

20 The following standards are required for all accessory structures on residential properties.

- 21
22 (A) Height.
- 23 (1) Urbanized Districts: The height of a detached accessory buildings shall not exceed the height
24 of the principal structure or ~~22~~ 24 feet, whichever is less. The height of an attached accessory
25 structure shall not exceed the height of the principal structure.
- 26 (2) Rural Residential or Urban Reserve District: The height of a detached accessory buildings shall
27 not exceed the height of the principal structure or 24 feet, whichever is less. The height of an
28 attached accessory structure shall not exceed the height of the principal structure. If a
29 detached structure is in the rear yard, the height of the accessory structure cannot exceed 30
30 feet.
- 31
32 (B) Architectural Requirements. The exterior materials used on the detached accessory buildings must
33 generally match those of the principal building on the subject property including same or similar
34 colors, soffit, fascia and eave overhang
- 35 (C) Setbacks
- 36 (1) Side and Rear Setbacks – 5 feet.
- 37 (2) Front Setback and side adjacent to right-of-way – no closer to the street than the edge of the
38 principal structure.
- 39 (3) Exception: detached accessory building may be located in front of the principal building while
40 maintaining setbacks for principal structures in that zoning district when:
- 41 a. On lots two acres (87,120 square feet) or greater in size, or
42 b. When located riparian lots in the wild and scenic, critical area, or shoreland overlay
43 districts.
- 44

1 (D) Quantity and Area Requirements. All accessory buildings, with the exception of attached garages,
 2 shall be included when calculating the maximum square footage of accessory building space allowed
 3 on a property. All accessory buildings, excluding attached garages, shall be included when
 4 determining the total number of accessory buildings on a property.

5
 6 Accessory Structure area and quantity requirements for all residential districts:

Parcel Size (sq. ft. and acres)	Maximum Square Footage Allowed for Accessory Buildings	Maximum number of Accessory Buildings Allowed
0—21,779 (0 to 0.5 acre)	10% of lot, or 1,500 square feet, whichever is smaller	2
21,780—43,559 (0.5 acre to 1 acre)	1,800	3
43,560—65,339 (1 acre to 1.49 acres)	2,200	3
65,340—108,899 (1.5 to 2.49 acres)	2,400	3
108,900—152,459 (2.5 to 3.49 acres)	2,700	3
152,460—196,019 (3.5 to 4.49 acres)	3,000	4
196,020—239,579 (4.5 to 5.49 acres)	3,500	4
239,580—283,139 (5.5 to 6.49 acres)	3,900	4
283,140—326,699 (6.5 to 7.49 acres)	4,300	5
326,700—370,259 (7.5 to 8.49 acres)	4,700	5
370,260—413,819 (8.5 to 9.49 acres)	5,100	5
413,820—435,599 (9.5 to 9.99 acres)	5,500	5
435,600—871,199 (10 to 19.99 acres)	6,000	6
871,200—1,742,399 (20 to 39.99 acres)	8,000	7
1,472,400 or larger (40 acres or more)	12,000	8

7
 8 460 Residential Parking Standards

9 (A) Garages required. All single-family and townhome units must have a garage, either attached or
 10 detached, of at least 400 square feet in area.

11 (B) Required Quantity of Parking Spaces.

12 (1) Detached Single-Family, Attached Two-Family, Townhome (attached or detached), and
 13 Licensed Residential Facility uses must provide two off-street parking spaces per dwelling
 14 unit. Driveways may be used as parking spaces.

15 (2) Multiple-Family Dwelling uses must provide 1.5 off-street parking spaces per unit in a parking
 16 lot or structure conforming to the design standards in Section 560.

17 (3) Senior Living and Assisted Living uses must provide one off-street parking space per unit in a
 18 parking lot or structure conforming to the design standards in Section 560.

19 (4) Religious Institutions as required in Section 560.

1
2 (C) In any residential district, outside parking of any motor vehicle(s) and/or recreational equipment is
3 subject to the following standards:

4 (1) *Number of items.*

- 5 a. ~~Six~~ Eight items ~~allows~~ are allowed for outdoor storage and parking on parcels less than two
6 acres in size.
- 7 b. ~~Eight~~ Ten items are allowed for outdoor storage and parking on parcels between two and 4.99
8 acres in size.
- 9 c. ~~Ten~~ Twelve items are allowed for outdoor storage and parking on parcels five acres or greater
10 in size.
- 11 d. Items stored or parked separate from other items shall count as one item each; multiple items
12 stored or parked on a trailer, for instance, count as one item. (Example: two snowmobiles and
13 an empty trailer on the ground are three items; two snowmobiles on a trailer are one item).
- 14 e. Items that will count towards the number restriction include, but are not limited to, the
15 following examples: motor vehicles, recreational vehicles, campers, boats, canoes,
16 snowmobiles, jet-skis, all-terrain vehicles, go-carts, motocross bikes, motorcycles, fish
17 houses, ~~and other recreational equipment~~, bobcats, skid steers, and self-propelled vehicles.
- 18 f. Exceptions: Items that will not count towards the number restriction include those items
19 typically seen as accessory to a residential use, up to two each. Examples would be
20 lawnmowers, garden tractors and attachments, bicycles, wheelbarrows, play structures,
21 stepladders, and other items used for routine home and lawn maintenance.
- 22 ~~g. Increase in the number of items will be allowed through an administrative zoning permit at
23 the discretion of the zoning administrator if the applicant can demonstrate a higher number
24 of drivers, topographical issues on the lot or other practical difficulties.~~

25 (2) *Location and setbacks.*

- 26 a. On all residential parcels:
- 27 1. Motor vehicles stored or parked in a side or rear yard shall maintain a setback of at least
28 five feet from the edge of the parking surface to the lot line(s).
- 29 2. Equipment parked or stored in the side yard shall maintain a setback of at least five feet
30 from the edge of the parking surface to the lot line(s).
- 31 3. Equipment parked or stored in the rear yard shall maintain a setback of at least five feet
32 from the lot line(s).

33 (3) *Surfacing.*

- 34 a. Inside the metropolitan urban service area (MUSA).
- 35 1. Currently licensed and operable motor vehicles, the primary purpose of which is for
36 private transportation or recreational use may be parked:
- 37 (i) In the front yard if on a driveway.
- 38 (ii) In the side or rear yard provided it is parked on a residential parking surface that
39 consists of either bituminous pavement or concrete.
- 40 2. Equipment, for which the primary purpose is private or personal/recreational use may be
41 parked:
- 42 (i) In the front yard if on a driveway.
- 43 (ii) In the side yard on a residential parking surface of either bituminous pavement or
44 concrete.
- 45 (iii) In the rear yard on an unimproved surface.
- 46 b. Outside the metropolitan urban service area (MUSA).
- 47 1. Currently licensed and operable motor vehicles, the primary purpose of which is for
48 private transportation or recreational use may be parked:
- 49 (i) In the front yard if on a driveway.

- 1 (ii) In the side or rear yard provided it is parked on a residential parking surface that
2 consists of either bituminous pavement, concrete, or prepared gravel/Class V of at
3 least two inches in depth that is applied to the entire area beneath the motor vehicle
4 and extending 12 inches around the perimeter of the motor vehicle.
- 5 2. Equipment, for which the primary purpose is private or personal/recreational use may be
6 parked:
- 7 (i) In the front yard if on a driveway.
- 8 (ii) In the side yard on a residential parking surface of bituminous pavement, concrete,
9 or Class V of at least two inches in depth, that is applied to the entire area beneath
10 the equipment and extending 12 inches around the perimeter of the equipment.
- 11 (iii) In the rear yard on an unimproved surface.
- 12 c. An alternative surface, such as pervious pavement, may be considered with appropriate base
13 and approval of the zoning administrator.
- 14 ~~(4) Residents shall be allowed to have one unlicensed, inoperable motor vehicle that may be stored
15 outdoors. This motor vehicle shall not be permitted to be stored in the front yard or driveway.
16 This motor vehicle must be stored in the side or rear yard on a prepared surface and must be
17 completely screened from adjacent properties and right-of-way. This motor vehicle shall still
18 be subject to the city's public nuisance regulations.~~
- 19 (4) The material for the prepared parking surface must be at least two inches in depth. ~~It is
20 reiterated that City Code requires the surface to be applied~~ under the entire motor vehicle or
21 equipment and extend 12 inches beyond the perimeter of the motor vehicle or equipment.
- 22 (5) At no time shall a motor vehicle or equipment be parked such that any portion of the motor
23 vehicle or equipment extends into a sidewalk or trail, ~~as these are considered public rights-of-
24 way.~~
- 25 (C) Commercial use motor vehicles and equipment may be parked outside for short-term periods,
26 defined as eight hours or less in one 24-hour period, or for longer periods under the following
27 conditions:
- 28 (1) *Inside the MUSA:*
- 29 a. Said items shall be screened to a degree of 75 percent at ground level view from the public
30 right-of-way and adjacent properties.
- 31 b. Said items shall be parked only in the side or rear yard of the subject property and said items
32 shall be parked on a residential parking surface that consists of bituminous pavement or
33 concrete.
- 34 c. Commercial use motor vehicles and equipment intended to be parked outside that cannot
35 meet criteria established in **subsections (c)(1)a. and b.** above, but can provide for alternatives
36 to same, shall be required to obtain an interim use permit or home occupation permit, where
37 applicable.
- 38 d. Commercial use motor vehicles and equipment shall count towards the total number of
39 allowable items that may be stored outside as defined in this section.
- 40 (2) *Outside the MUSA:*
- 41 a. Said items shall be screened to a degree of 50 percent at ground level view from the public
42 right-of-way and adjacent properties.
- 43 b. Said items shall be parked only in the side or rear yard of the subject property and said items
44 shall be parked on a residential parking surface that consists of bituminous pavement,
45 concrete, or Class V with a minimum of a two-inch base.
- 46 c. Commercial use motor vehicles and equipment intended to be parked outside that cannot
47 meet criteria established in **subsection (c)(2)a. and b.** above, but can provide for alternatives
48 to same, shall be required to obtain an interim use permit or home occupation permit, where
49 applicable.

- 1 d. Commercial use motor vehicles and equipment shall count towards the total number of
2 allowable items that may be stored outside as defined in this section.
- 3 (D) Active agricultural motor vehicles and equipment necessary to sustain agricultural uses are allowed
4 and not required to be parked on a prepared surface nor screened.
- 5 (E) Private and/or commercial use motor vehicles and equipment shall not be parked on a parcel unless
6 said personal property is owned or leased by a person residing on the parcel, or owned or leased by
7 the employer of a person residing on the parcel. The Minnesota Department of Motor Vehicles
8 registration records shall be used to determine the owner of registered vehicles and/or equipment
9 and said owner's address.

10
11 462 Game Fair Parking Overlay District

12 The "GF Game Fair parking overlay district," is established as shown on the official zoning map
13 accompanying this code chapter. Notwithstanding the provisions of Section 460 to the contrary, Game
14 Fair parking on residentially zoned property may be permitted in required side and front yards only during
15 the period of the annual "Game Fair" event conducted by Armstrong Kennels.

16
17 463 Residential Driveways

- 18 (A) When Required.
- 19 (1) A driveway shall be required for all attached accessory buildings with a doorway opening
20 meeting or exceeding eight feet wide by seven feet tall.
- 21 (2) If a detached accessory building serves as the primary garage, a driveway shall be
22 installed.
- 23 (3) If no garage exists, a driveway extending from the right-of-way to the front plane of the
24 house shall be provided.
- 25 (B) Surface Materials
- 26 (1) Urbanized districts: driveway materials shall consist of concrete, bituminous, or driveway-
27 rated pavers for a continuous hard surface.
- 28 (2) Rural Residential or Urban Reserve Districts: driveway materials shall consist of concrete,
29 bituminous, driveway-rated pavers, or a minimum two-inch Class-V gravel.
- 30 (C) Driveways shall be setback at least five feet from interior side or rear property lines.
- 31 (D) Driveway widths shall not exceed 25 feet at the street, through the public right-of-way, and the first
32 five feet of the adjacent yard to the right-of-way where the driveway is accessing.
- 33 (E) No more than 40 percent of a front yard may be covered by a driveway.

34
35 465 Residential Waste Management

- 36 (A) Outdoor waste receptacles serving single- and two-family dwellings and licensed residential
37 facilities must be in either the rear or the side yard ~~and must be screened from public view and~~
38 ~~adjacent lots.~~
- 39 (B) Waste receptacles serving twonhomes, multi-family, or non-residential uses must be located within
40 an interior trash room, a garage, or an exterior waste enclosure designed of masonry construction
41 and opaque gates compatible with the building's architecture.

42
43 470 Residential Landscaping Standards

- 44 (A) *Intent.* The City of Ramsey recognizes the advantages that landscaping and screening can provide,
45 including enhanced health, safety, aesthetic, ecological and economic value. The intent of this
46 section is to:
- 47 (1) Enhance the quality of life within the city;
- 48 (2) Enhance aesthetic view of development(s) from public roads;
- 49 (3) Maintain and enhance property values;
- 50 (4) Aid in both physical and mental human health;

- 1 (5) Improve air quality and buffer against noise, glare, and heat;
- 2 (6) Reduce the potential for crime and violence;
- 3 (7) Improve energy efficiency;
- 4 (8) Add visual interest to blank building facades and soften appearance of hardscaping and
- 5 buildings with accent plantings;
- 6 (9) Complement adjacent land uses;
- 7 (10) Improve the visual quality and continuity within and between developments;
- 8 (11) Reduce storm water runoff;
- 9 (12) Encourage the establishment and/or restoration of native landscapes.
- 10 (B) *Goals and objectives.* Landscaping for any project is intended to achieve the following goals and
- 11 objectives:
- 12 (1) Provide immediate aesthetic enhancements to a development site while also taking into
- 13 account space and input needs of plantings well into the future;
- 14 (2) Encourage a healthy environment and landscape in the future;
- 15 (3) Ensure a diverse mixture of species to protect against future pests and pathogens;
- 16 (4) Encourage native landscapes in suitable locations with appropriate management plans.
- 17 (C) *Landscaping requirements.*
- 18 (1) *Topsoil and ground cover.* All exposed ground areas, including boulevards and areas not
- 19 devoted to off-street parking, driveways, sidewalks, trails, patios or other such impervious
- 20 improvements, shall be landscaped with turf, shrubs, trees, native grasses and wildflowers
- 21 and/or other ornamental landscape materials within six months of the date of issuance of the
- 22 certificate of occupancy.
- 23 a. *Topsoil.* In all zoning districts, a minimum of four inches of topsoil, ~~as defined in section 117-~~
- 24 ~~1,~~ shall be applied across all exposed ground areas to the edge of improved streets, sidewalks,
- 25 driveways and other impervious surfaces, excluding natural areas that are left undisturbed,
- 26 whenever a building permit is issued for the construction of a principal building.
- 27 ~~1.—The depth of topsoil at the time of inspection shall be not less than four inches.~~
- 28 ~~2.—~~Alternatives to the import of topsoil, such as compost or other soil amendments known
- 29 to improve soil water holding capacity may be permitted, but only with the prior approval
- 30 of the city engineer.
- 31 b. *Required ground cover.* In all urbanized zoning districts ~~except R-1,~~ all portions of a site not
- 32 covered by structures, concrete, or asphalt, but excluding natural areas that are left
- 33 undisturbed, shall be finished with sod and plantings, up to the edge of improved streets and
- 34 other impervious surfaces in adjacent rights-of way. Any alternative to the sod requirement
- 35 shall require City Council approval.
- 36 ~~1.—In the R-1 Residential District, sod is required in all boulevards, excluding those areas~~
- 37 ~~devoted to sidewalks, trails and driveways.~~
- 38 2. The remainder of a yard may be established with sod, seed, natural ground cover and/or
- 39 native grasses and wildflowers. ~~Noxious weeds do not constitute allowable ground cover.~~
- 40 (2) *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the
- 41 following:
- 42 a. Technology that inhibits or interrupts operation of the irrigation system during periods of
- 43 sufficient moisture (rain sensor).
- 44 b. One or more water efficient technologies. This could include, but is not limited to, WaterSense
- 45 labeled weather-based irrigation controllers, soil moisture sensors, and/or
- 46 evapotranspiration (ET) sensors.
- 47 (3) *Existing trees.* A reasonable attempt shall be made to preserve as many existing trees as is
- 48 practicable and incorporate them into a development (see division 5, Tree Preservation for
- 49 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 R1A, R1B, R1C, and RR districts.*

Zoning District	Planting Type	Minimum Number Required	Size
R1A, R1B	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
R1C	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
RR	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 R1C 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 R2 and R3 Districts.*

a. If the housing product is a detached style, the plantings shall consist of at least one 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

1
2 475 Screening

- 3 (1) Rooftop HVAC and other mechanical units must be screened from views from the property
4 lines using the following means:
5 a. Proper placement on the roof.
6 b. An integrated screen panel that is architecturally compatible with the building.
7 c. Parapet heights sufficient for screening the views.
8 (2) Ground-mounted HVAC and other mechanical units for all structures other than single-family,
9 two-family, and townhomes must be screened from views from the property lines using the
10 following means:
11 a. Privacy fencing
12 b. An integrated screen panel that is architecturally compatible with the building.
13 c. Landscaped berms.
14 (3) Density/Use Buffering and Transitioning. Within the additional lot depth/width area
15 described in Section 430, the following options are required when different residential uses
16 abut each other or residential uses abut an existing or planned non-residential use.
17 a. A continuous six-foot privacy fence with overstory trees planted every 20 feet, roughly
18 evenly spaced.
19 b. A vegetative buffer containing four overstory, four evergreen, and four understory trees
20 planted per 100 feet of property boundary on a berm with a maximum slope of 4:1.
21 c. If this area is used for storm water management, both sides of the basin shall be lined
22 with overstory trees at the rate of one tree per 20 feet, roughly evenly spaced and large
23 shrubs at the rate of one per three feet. The side of the basin closest to a non-
24 residential use shall add one evergreen tree per 40 feet, roughly evenly spaced.
25 d. Other options may be approved by the City Council based on site and adjacent site
26 conditions and existing vegetation.
27
28

29 480 Residential Architectural Design Standards
30

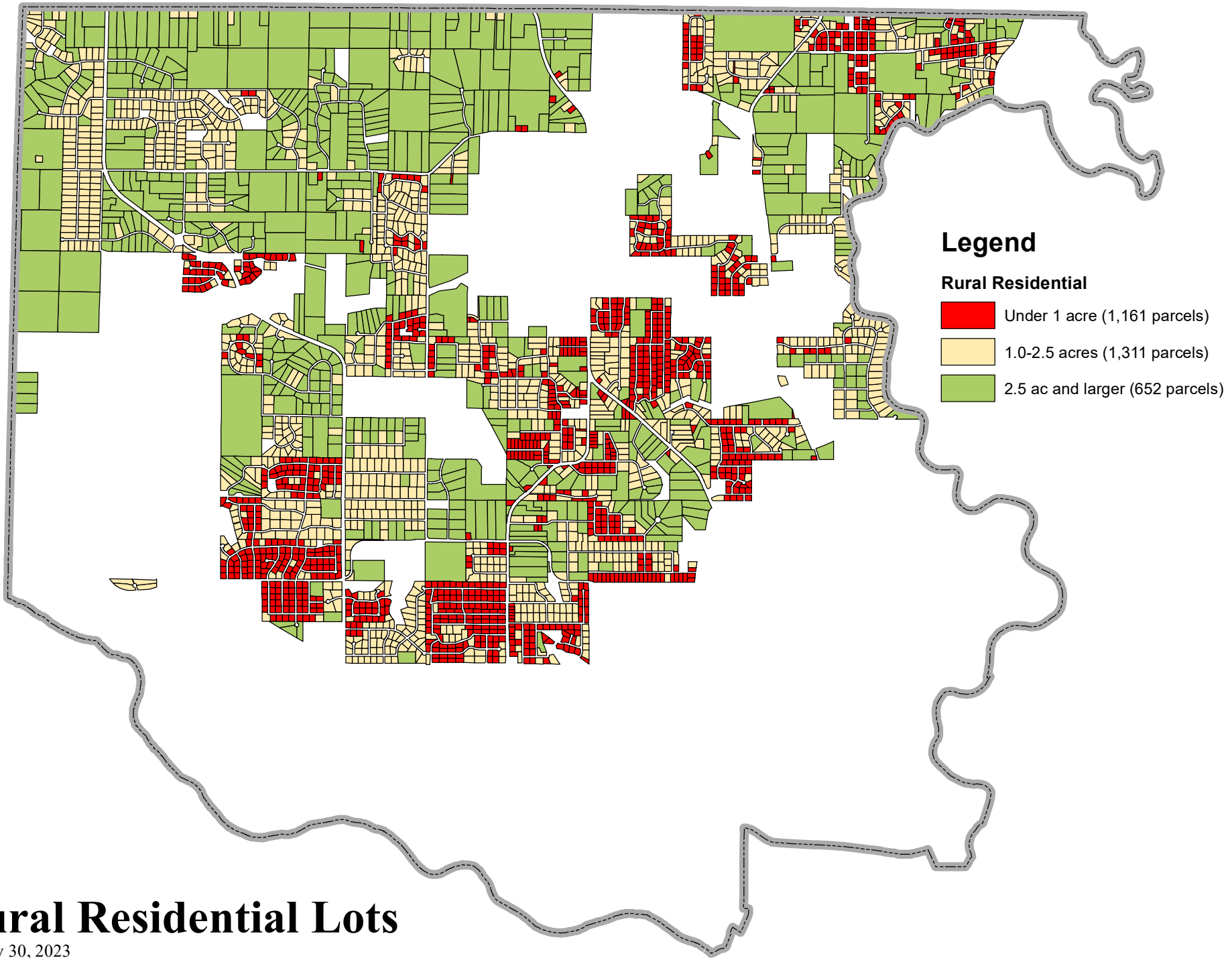
- 31 (A) *Single-Family Homes, Two-Family Structures Exterior building materials.* The type of building
32 materials used on exterior walls on all structures ~~in the R-1 Residential District~~ shall be face brick;
33 natural stone; stucco; aluminum, steel, ~~or~~ vinyl siding; wood; ~~masonite products~~ or other
34 compatible residential materials ~~that may be approved by the city.~~
35
36 (B) *Townhomes, Rowhomes, Multi-Family Buildings.* The purpose of this section is to encourage the
37 development of high-quality, diverse multiple-dwelling structures in the city while permitting
38 flexibility in the development process.
39 (1) General standards. The requirements in this section apply to the front facades of all multiple-
40 dwelling structures, as defined under permitted uses in this section.
41 a. The type of building materials used on exterior walls of all townhomes, rowhomes, and
42 multi-family structures ~~in the R-3 Residential District~~ shall be face brick; natural stone;
43 stucco; aluminum, steel, or vinyl siding; wood; ~~masonite products~~; or other compatible
44 residential materials that may be approved by the city council. Exterior Insulation and Finish
45 Systems (EIFS) material is prohibited. The front exterior building finish of multiple-family
46 buildings shall consist of a minimum of 35 percent face brick, natural stone, or stucco
47 (excluding window and door area in the calculation). This requirement shall also apply to the
48 side of a building when it faces a public street.
49 b. Multiple-dwelling developments that face county highways, state highways, or MSA roads
50 shall vary structure orientation.

- 1 c. A minimum of three colors shall be used for each multiple-dwelling building. Elements that
 2 may count towards this requirement include siding, trim, doors, and garage doors. A color
 3 palette shall be included as a part of the building elevation submittal at the time of
 4 development review.
- 5 d. All multiple-dwelling structures shall include at least two of the following architectural
 6 elements:
- 7 1. Articulated/cantilevered facade.
 - 8 2. Dormers.
 - 9 3. Articulated roofline.
 - 10 4. Projected or inset windows.
 - 11 5. Balconies, porches, or decks.
 - 12 6. ~~Window treatments, such as shutters and window boxes.~~
 - 13 7. ~~Other elements as approved by the city council.~~
- 14 ~~b. The 35 percent masonry requirement (under subsection (e)(8)a.1 of this section) may be~~
 15 ~~waived in whole or in part based on inclusion of one or more of the following criteria:~~
- 16 1. ~~Two additional architectural elements from the list in subsection (e)(8)a.4 of this section~~
 17 ~~are included.~~
 - 18 2. ~~Two additional colors are included in the overall color palette, for a total of five colors.~~
 - 19 3. ~~Decorative sidewalks (brick, stone inlays, etc.).~~
 - 20 4. ~~Other aesthetic enhancements deemed to be appropriate by the city council.~~
- 21
 22 (C) Accessory buildings. Exterior building materials for detached accessory buildings ~~not addressed~~
 23 ~~by Minnesota State Building Code~~ shall be generally consistent with the exterior finish of the
 24 principal building and finished with ~~hardboard lap siding,~~ vinyl lap siding, aluminum or metal
 25 lap siding, architectural metal panels, textured wood (painted), and/or masonry. Prefabricated
 26 molded plastic storage sheds shall be permissible.

27
 28
 29 485 Residential Fences

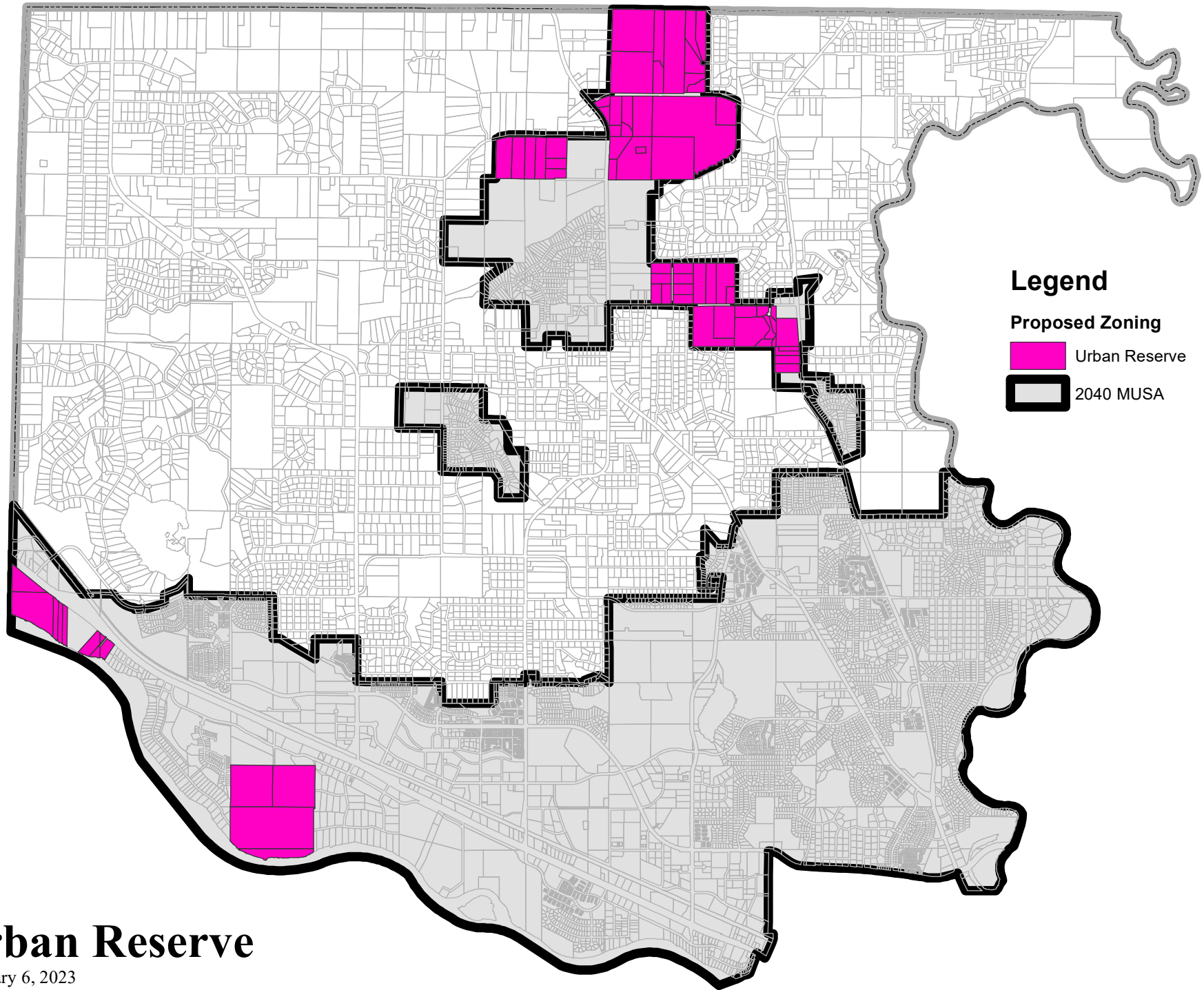
- 30
 31 (A) *Height.* Fencing or walls (except retaining walls) located in the required front yard setback shall not
 32 exceed four feet in height ~~except for "ornamental fences" as defined in section 117-1.~~ Fencing or
 33 walls located in the side or rear yard shall not exceed eight feet in height. ~~A zoning permit is required~~
 34 ~~for all fences that are not addressed by the Minnesota State Building Code.~~
- 35 (B) *Materials and construction.* Fences shall be constructed in a workmanlike manner and of substantial
 36 material reasonably suited for its intended purpose. Fencing material shall consist only of wood,
 37 chain link, wrought iron, maintenance free vinyl, aluminum, or steel. Any other material must be
 38 approved by the zoning administrator prior to installation.
- 39 (1) No boards, planks, or panels shall be larger than 12 inches in width.
 - 40 (2) Link fences shall be constructed such that no barbed ends shall be at the top.
 - 41 (3) Fence framing must face inward on the fence owner's lot.
- 42 (C) *Agricultural uses.*
- 43 (1) Fences may be constructed of barbless wire or have the capability to carry an electric charge
 44 to accommodate agricultural activities and the raising of livestock and animals as defined by
 45 Chapter 10, Animals. Lots of record as of July 1, 2002, within the MUSA that are currently used
 46 for agricultural activities or the raising of livestock and animals also qualify under this
 47 provision.
 - 48 (2) Electric fences must be set back a minimum of three feet from property lines and must be
 49 posted as being electric.

- 1 ~~(3) — A sketch drawing shall be submitted to the city showing the proposed location of an electric~~
2 ~~fence.~~
- 3 (D) *Location.* Fencing must be located ~~100 percent~~ on the fence owner's lot and it is the responsibility
4 of the fence owner to accurately locate property boundaries.
- 5 (1) For corner lots, no fence shall be located within the vision clearance triangle ~~as described in~~
6 ~~section 117-348.~~
- 7 ~~(2) — The zoning administrator may require the owner of the property upon which a fence will be~~
8 ~~constructed to establish the boundary lines of the property by a survey thereof to be made~~
9 ~~by any registered land surveyor.~~
- 10





Rural Residential Lots

January 30, 2023



Legend

- Proposed Zoning**
-  Urban Reserve
 -  2040 MUSA

Urban Reserve

February 6, 2023