City of Ramsey
Agenda
Regular Planning Commission
Thursday, June 22, 2023
7:00 pm
Council Chambers, 7550 Sunwood Drive NW 7:00

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 Planning Commission Meeting Minutes for May 25, 2023.

6. Public Hearing

1. PUBLIC HEARING: Consider Request for a Variance to Construct a Deck at 5364 142nd Circle NW (Project No. 23-108); Case of Paul and Heather Anderson

2. PUBLIC HEARING - iDigital Off Premise Digital Billboard at 9500 Hwy. 10 NW.

3. PUBLIC HEARING: Consider Bunker Lake Industrial Park 4th Addition Final Plat and Site Plan for BLIP Building 5 (Project No. 23-106): Case of PSD LLC

4. PUBLIC HEARING - Aldi - Site Plan Review at 7992-7994 Sunwood Drive NW.

5. PUBLIC HEARING - Zoning Code Update

7. Commission Business

8. Commission/Staff Input

9. Adjournment

Regular Planning Commission **5. 1.**

Meeting Date: 06/22/2023

Submitted For: Dana Verbeek, Community Development

By: Dana Verbeek, Community Development

Information

Title:

Approve the Planning Commission Meeting Minutes for May 25, 2023.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for May 25, 2023.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

May PC Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/07/2023 12:47 PM
Form Started By: Dana Verbeek		Started On: 06/02/2023 11:11 AM
Final Approval Date: 06/07/2023		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 25, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Bruce Anderson Commissioner Randy Bauer (virtual) Commissioner Ryan Heineman Commissioner Tom Hunt Commissioner Eric Peters Commissioner Gary Van Scoy
Members Absent:	None
Also Present:	Planning Manager Todd Larson City Council Liaison Matt Woestehoff

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Anderson, seconded by Commissioner Van Scoy, to approve the agenda as presented.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Anderson	aye
Commissioner Van Scoy	aye
Commissioner Bauer	aye
Commissioner Heineman	aye

Commissioner Peters aye
Chairperson Gengler aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the April 27, 2023 Planning Commission Meeting Minutes

Motion by Commissioner Heineman, seconded by Commissioner Anderson, to approve the consent agenda as presented.

A roll call vote was performed:

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

Motion Carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: CorTrust Bank – Site Plan Review, Rezoning, and Plat at the Northeast Corner of Sunwood Drive and Zeolite Street NW

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the proposal.

Commissioner Anderson asked if the lighting would be downcast.

Senior Planner Larson replied that the lighting would be downcast shielded lighting and provided details on the additional wall mounted lighting and canopy lighting.

Commissioner Van Scoy noted the referenced knee wall and asked where that would be located.

Commissioner Hunt asked if the wall portion would count towards the building.

Senior Planner Larson confirmed that is counted in the calculation.

Commissioner Bauer asked for details on the current zoning and requested rezoning, asking if it would make sense to rezone the entire parcel rather than just the southwest corner.

Planning Manager Larson commented that it did not appear there were many use differences between 2A and 2B, more design differences. He stated that the Council heard a proposal for multifamily housing and townhomes in a recent worksession. He stated that there will most likely be a mapping exercise upcoming and that could be an opportunity to review the remainder of this parcel.

Citizen Input

Chairperson Gengler invited the applicants to speak.

Mark Pitts, representing the applicant, stated that he is present to answer any questions.

Commissioner Van Scoy referenced the staff recommendations and asked if the applicant has any issues with those.

Mr. Pitts replied that from a design standpoint he has no objections.

Dean Suchy, Market President for CorTrust, commented that they were hoping they could have a third lane, uncovered, for an ATM. He confirmed that the current plans they worked on with staff have two covered drive thru lanes.

Councilmember Woestehoff referenced the space between the driveways on Zeolite and asked if that will remain grass or whether there are other plans.

Mr. Suchy replied that there are no plans other than grass at this time.

Councilmember Woestehoff stated that perhaps trees could be planted between the two driveways.

Planning Manager Larson stated that a 1,000 square foot building with a few parking spaces could fit within that space. He acknowledged that this design does not make the best use of the space but noted that this driveway would align with the hotel driveway that will be across the street.

Chairperson Gengler asked and received confirmation that the empty space is not needed for water treatment.

Commissioner Bauer referenced the interest in the ATM lane and asked if that could be accommodated.

Planning Manager Larson replied that given that the use is allowed, a variance could not be granted and therefore in order to allow that, they would need to do a text amendment. He noted that perhaps the ATM could be located on the island where the outside drive-thru lane is to stagger those.

Commissioner Bauer stated that he would encourage the applicant to work with staff to determine if the plan could be modified to allow that.

Mr. Suchy stated that if they could not do the third lane, he would move the ATM inside.

Commissioner Anderson asked why the canopy would not cover both lanes.

Planning Manager Larson replied that is not a City restriction and noted that many businesses choose not to cover both lanes to allow options for oversized vehicles.

Commissioner Anderson asked if a third lane is really wanted or needed. He stated that if there is that need, something should be done to accommodate that.

Mr. Suchy commented that he does not see the ATM as a third lane. He stated that if the ATM would not be allowed outside the canopy, it would be placed inside the bank.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Gengler closed the public hearing closed at 7:27 p.m.

Commission Business

Motion by Commissioner Van Scoy, seconded by Commissioner Bauer, to recommend that City Council approve Ordinance #23-12 Rezoning Property at the Northeast Corner of Sunwood Drive and Zeolite Street NW from COR-2a to COR-2b.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Heineman	aye
Commissioner Bauer	aye
Commissioner Van Scoy	aye
Commissioner Anderson	aye

Commissioner Hunt aye
Chairperson Gengler aye

Motion Carried.

Motion by Commissioner Van Scoy, seconded by Commissioner Peters, to recommend that City Council approve of Resolution #23-111 Approving Site Plan and Preliminary Plat for a Bank at the Northeast Corner of Sunwood Drive and Zeolite Street NW.

A roll call vote was performed:

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

Motion Carried.

Planning Manager Larson noted that this item will proceed to the City Council at the June 13, 2023 meeting.

7. COMMISSION BUSINESS

7.01: Aldi – Architectural Review for a New Retail Store at 7992 Sunwood Drive NW

Presentation

Planning Manager Larson presented the Staff Report requesting feedback on the proposed building design and direction on how the Commission would like to see the plans revised.

Commission Business

Commissioner Bauer commented that he likes the original proposal with two buildings. He referenced the statements related to pedestrian activity and noted that Aldi is not a typical store accessed by pedestrians. He stated that he would prefer to concentrate more on the appearance of the designs rather than pedestrians. He noted that he would prefer to have a nicer view for those driving by on Sunwood.

Commissioner Heineman commented that he likes the architecture plan, façade, and colors. He commented that this will not be distracting and fits well into the theme of the COR. He suggested adding shrubs to break up the brick areas.

Commissioner Anderson asked the disadvantage of turning the building to having the back of the store to the back of the strip mall.

Planning Manager Larson identified an area that will be preserved for future use, whether that is a multitenant building or single user.

Councilmember Woestehoff commented that would be an issue of visibility for Aldi. He commented that the business is attempting to draw traffic from Armstrong and if you spin the building, you will not see the Aldi arch. He commented that he is not a huge fan of what is occurring on the Sunwood side, making businesses have doors onto Sunwood while others do not. He commented that with parcel 46 to the north, there would most likely be residents walking to Aldi. He noted that apartment residents also walk to Coborns and would most likely walk to Aldi as well along with those at the dome. He stated that he likes the mural concept but would also be in favor or forcing a door on that side of the building as other businesses were made to do so. He stated that he loves the other sides of the building and would like to see a similar design scape on the back. He commented that he believes pedestrian facilities are still a must.

Commissioner Anderson noted that his suggestion to back the buildings up would prevent the developer from having to invest more into the design of the back side of the building.

Chairperson Gengler invited the applicant to address the Commission.

Ryan Anderson, representing the applicant, stated that there is a lot of flexibility and discretion within the concepts. He thanked the Commission for allowing this informal review to provide input so that the public process can proceed smoothly. He stated that the presented concept would be the preferred aesthetic of Aldi. He commented that they want to have a nice building that fits within the framework of Aldi and also works well within the City's design. He commented that while the changed orientation could be an option, that would be a last resort. He believed that they could enhance the design in the current proposed location. He stated that they have the ability to add windows in the rear to make it look more four sided. He commented that the rear of the building is warehouse and storage space, therefore they would prefer the opaque version of windows. He commented that although not everyone will walk to get groceries, some users would and provided a general overview of the pedestrian connections. He stated that they would not prefer to add a second door as that would not function well with the floorplan. He commented that with the corner entrance, it does face the parking lot and street to the north. He agreed that they could add landscaping to break up facades.

Commissioner Heineman commented that in his experience an Aldi is set up to have one entrance into the building with customers weaving through the aisles, therefore having a second door would not work well with that layout.

Mr. Anderson confirmed that to be true. He commented that there are some rare locations where a second door has been added but those are more unique designs.

Commissioner Heineman referenced the northeast corner with an angled sidewalk and asked if that were to connect straight rather than angled, perhaps that would be a compromise to an entrance on Sunwood.

Councilmember Woestehoff commented that he does not see issue with the north side of the building, as the corner entrance meets the desire to have frontage on Sunwood. He commented that the east side could be enhanced easily with architecture but finds the south side of the building more troublesome because of the loading dock and industrial look. He believed that pedestrian access would be more challenging on the south side.

Commissioner Heineman asked how close the south side of the building backs to Sunwood Nutrition.

Planning Manager Larson estimated a distance of about 200 feet.

Commissioner Heineman referenced an area near the parcel and asked if there are plans to do anything with that area as that could help screen the southern area.

Planning Manager Larson replied that is a stormwater basin on a separate parcel that is privately owned.

Commissioner Anderson commented that he likes the idea of people walking to the store and asked where the trash is located.

Mr. Anderson replied that Aldi has a small dumpster in the loading dock area and that will be hidden by the brick wall.

Commissioner Anderson commented that while he is not a fan of people walking by a loading dock, he also does not see any other option.

Mr. Anderson acknowledged that this is a unique site with three street frontages.

Chairperson Gengler asked if there would be space for greenery on the south side.

Mr. Anderson replied that there would not be additional space because of the building, drive, and sidewalk.

Chairperson Gengler commented that she would be concerned with the discontinuation of the sidewalk which would cause people to walk in front of a vehicle. She stated that she likes the trees and spacing on the north side and perhaps the building could be shifted up a little to provide more separated walking space on the south. She commented that the dock is well screened and would simply like more space for pedestrians.

Councilmember Woestehoff noted that adding more space would require more walking of pedestrians. He asked the length of the dock and how far out a semi would stick out.

Mr. Anderson commented that the truck would fully fit within and would not cross over the painted marks.

Commissioner Anderson asked the timing of deliveries.

Mr. Anderson replied that typically deliveries are timed to occur prior to the opening of the store but a truck could come during business hours.

Chairperson Gengler commented that she likes the Brooklyn Park design with the awnings and tower. She stated that while she does like murals, she was unsure this would be the best fit.

Commissioner Anderson commented that something should be done to the east side if the building is not rotated. He commented that the fake windows would be sufficient.

Commissioner Heineman commented that he does not like awnings and looks strange when done for show. He agreed that it could break up the area but preferred the original concept with greenery to break up the east side.

Commissioner Bauer stated that he understands the concerns of Commissioner Anderson and his preference to rotate the building but noted that would kick the can down the road when an additional building is added. He stated that he prefers the location as proposed. He asked if something could be done on the loading dock side, similar to what is proposed for the east, to break up that appearance.

Mr. Anderson commented that he thinks they could work something up. He stated that they had not considered the south side prior to tonight and is something they could add to.

Planning Manager Larson commented that the Aldi locations they found with awnings had slanted awnings whereas other businesses on Sunwood have more straight-out awnings, which could better fit. He stated that one of the staff comments was that a sign added to that corner could break that side up and direct traffic.

Commissioner Van Scoy commented that he does not see the feasibility in adding another door and would agree that the east side should have something to break up that façade through architecture.

Commissioner Hunt agreed that greenery and fake windows could help to break up the façade.

8. COMMISSION / STAFF INPUT

Commissioner Van Scoy asked if staff received input from legal counsel on the topic of conditional use permits.

Planning Manager Larson noted that legal counsel will attend the public hearing to answer that question and any others that may arise.

Commissioner Bauer asked if there is a delay on the sports dome.

Planning Manager Larson commented that approval has been granted to construct a practice facility and it is now in the courts.

Councilmember Woestehoff replied that the City has given the necessary approvals and the project is delayed for other reasons.

Planning Manager Larson noted that there are five public hearings scheduled for the June meeting and provided a brief overview.

Councilmember Woestehoff commented that public works has been out filling potholes in addition to their other work. He stated that the City has also contracted with an outside party to assist in filling potholes.

9. ADJOURNMENT

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

A roll call vote was performed:

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

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:18 p.m.

Respectfully submitted,

_____
Todd Larson
Planning Manager

ATTEST:

_____
Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple, *TimeSaver Off Site Secretarial, Inc.*

Regular Planning Commission **6. 1.**

Meeting Date: 06/22/2023

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Request for a Variance to Construct a Deck at 5364 142nd Circle NW (Project No. 23-108); Case of Paul and Heather Anderson

Purpose/Background:

The City received an application for a Building Permit on May 12, 2023 for a proposed deck at 5364 142nd Circle NW (the "Subject Property"). As part of the plan review, Planning Staff noted that the deck appeared to encroach on the required setback along Dysprosium Street and notified the contractor, who in turn worked with Paul and Heather Anderson (the "Applicant") to submit an application for a variance.

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for a variance to setbacks and the Public Hearing the Planning Commission would hold on June 22, 2023. A notice of the Public Hearing was published in the Anoka County UnionHearld newspaper and a Land Use Application sign was also placed on the Subject Property.

Observations/Alternatives:

The Subject Property, which is approximately 0.21 acres in size, is located at the southeast corner of Dysprosium Street and 142nd Circle, within the Flintwood Hills Planned Unit Development. The Subject Property is zoned Planned Unit Development (PUD) and guided as Low Density Residential. The home was built in 1986 and the certificate of survey (dated May 2, 1986) on file for the home on the Subject Property indicates that the house was constructed twenty (20) feet from the side property line (along Dysprosium Street), which, per the PUD, appears to be the intended setback along Dysprosium Street. The home is a split level and has a bump-out with a sliding glass door, facing Dysprosium Street, on the upper level.

The Applicant is proposing to construct a deck that is ten (10) feet wide and twenty-one and a half (21.5) feet long. The deck would be attached to the west wall of the home and accessed via the existing sliding glass door. There would be stairs from the deck to the ground as well. There is a ten (10) foot wide drainage and utility easement along the western property boundary but per the deck dimensions and the Site Plan, no part of the deck would encroach. The deck location is surrounded by quite a bit of vegetation, as well as a six (6) foot tall privacy fence. It appears that the deck would be rather well screened from travelers on Dysprosium Street (certainly during leaf-on conditions).

In reviewing the neighborhood (and property files), multiple properties have decks that are less than twenty (20) feet from the property boundary along Dysprosium Street. In fact, in 1988, the Board of Adjustment issued a variance for a deck to be constructed not less than ten (10) feet from the lot line along Dysprosium Street on the parcel directly north of the Subject Property. Thus, this would not be out of character for the neighborhood.

Dysprosium Street is also a Municipal State Aid (MSA) road, which has a wider right-of-way width (80 feet) than a typical residential road. Circa 2012-2013, traffic calming and safety improvements were made to Dypsrosium Street, including narrowing the road, adding sidewalks on both sides of the road, and installing boulevard trees. Along the east side of Dysprosium Street, abutting the Subject Property, there is a nine (9) foot wide boulevard (with boulevard trees), a six (6) foot wide sidewalk, plus another roughly seven (7) feet of turn before the actual property line. So, while the deck would only be setback ten (10) feet from the property line along Dysprosium Street, it would still be over thirty (30) feet from the road.

Three Factor Test

Per State Statute, a variance can be issued if zoning provisions result in practical difficulties for a property owner. This includes reasonableness, uniqueness, and essential character.

- Reasonableness: The addition of a deck on a residential structure is not only reasonable but very typical in residential neighborhoods.
- Uniqueness: The Flintwood Hills PUD provided smaller lot sizes than the standard R-1 Residential (MUSA) - 80 district. The parcel is a corner lot, which requires greater setbacks on two sides of the Subject Property. The City allowed the sliding glass door in the western wall even though the house was constructed at the minimum required setback.
- Essential Character: As noted previously, there are multiple properties along Dysprosium Street that have decks less than twenty (20) feet from the property boundary. Therefore, the proposed deck would not alter the essential character of the neighborhood.

Alternatives

Alternative 1: Approve the requested variance. No part of the deck would encroach on the existing drainage and utility easement and existing vegetation, along with an existing privacy fence, should provide decent screening of the deck from those traveling along Dysprosium Street. Staff supports this alternative.

Alternative 2: Approved the requested variance with modifications. This alternative would be based on Planning Commission discussion.

Alternative 3: Deny the requested variance with supporting findings of fact. The proposed deck location is similar to others within the neighborhood. It would be relatively screened from view and would not impede neighborhood safety. Staff does not support this alternative.

Funding Source:

All costs associated with this request are the responsibility of the Applicant.

Recommendation:

Staff recommends approval of the request.

Action:

Motion to adopt Resolution #23-135 approving a variance to setback requirements for the construction of a deck at 5364 142nd Circle NW.

Attachments

Site Location Map

Site Plan

Deck Plan

Northbound and Southbound Views of Subject Property from Dysprosium Street

ACTION - Resolution #23-135

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/15/2023 04:11 PM

Form Started By: Chris Anderson Started On: 06/13/2023 08:21 AM
Final Approval Date: 06/15/2023

Site Location Map: 5364 142nd Circle NW

Print Date: June 13, 2023

LOT SURVEYS COMPANY, INC.

LAND SURVEYORS

REGISTERED UNDER LAWS OF STATE OF MINNESOTA

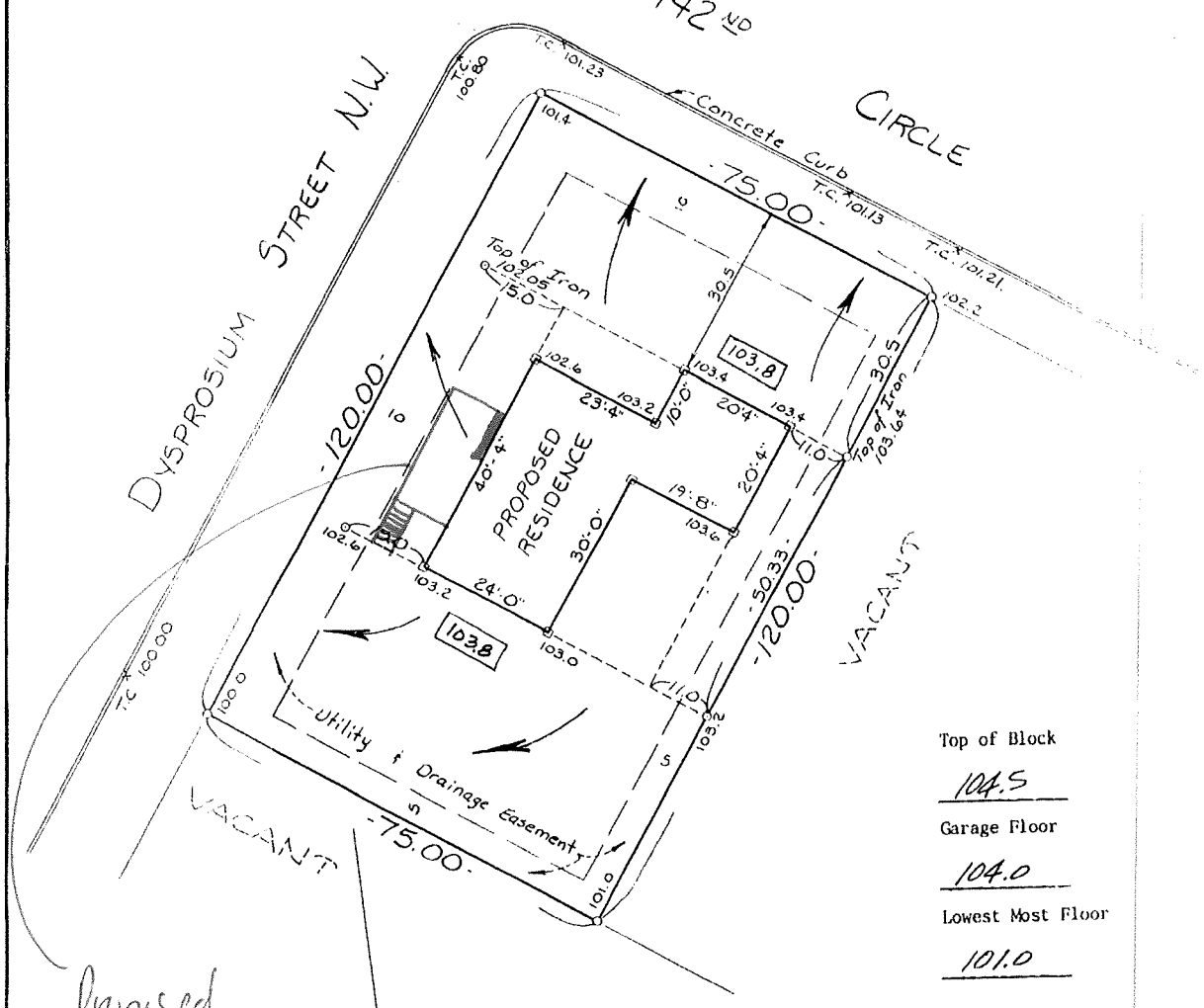
7601 - 73rd Avenue North 560-3093

INVOICE NO. 17440
F. B. NO. 319-11
SCALE 1" = 20'
0 – DENOTES IRON

COUNTRY OAKS CONSTRUCTION Minneapolis, Minnesota 55428

Surveyors Certificate

□ Denotes Wood Hub Set For Excavation Only
Denotes Surface Drainage
Denotes Proposed Elevation
000.0 Denotes Existing Elevation
Elevation datum assumed



Top of Block
104.5

Garage Floor
104.0

Lowest Most Floor
101.0

Proposed
21'6" x 10'
Deck w/
11 Risn Stairs

Lot 19, Block 2, FLINTWOOD HILLS 2ND ADDITION

The only easements shown are from plats of record or information provided by client.

We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and the location of all buildings and visible encroachments, if any, from or on said land.

Surveyed by us this 2nd day of May 19 86

Signed Raymond A. Prasch

Raymond A. Prasch, Minn. Reg. No. 6743

5364 142nd Cir NW - Ramsey, MN 55303

□ = 1 sq. ft. ■ DP75

Framing
- Treated
- 5¼ x 9½ Dropped LVL - Treated
- 5¼ x 9½ Flush LVL - Treated
- (3) 2" x 10" - Side Beams
- 2" x 10" - 10" - O.C.
- 2" x 12" Stair Stringers 9" O.C.
- 6" x 6" Posts

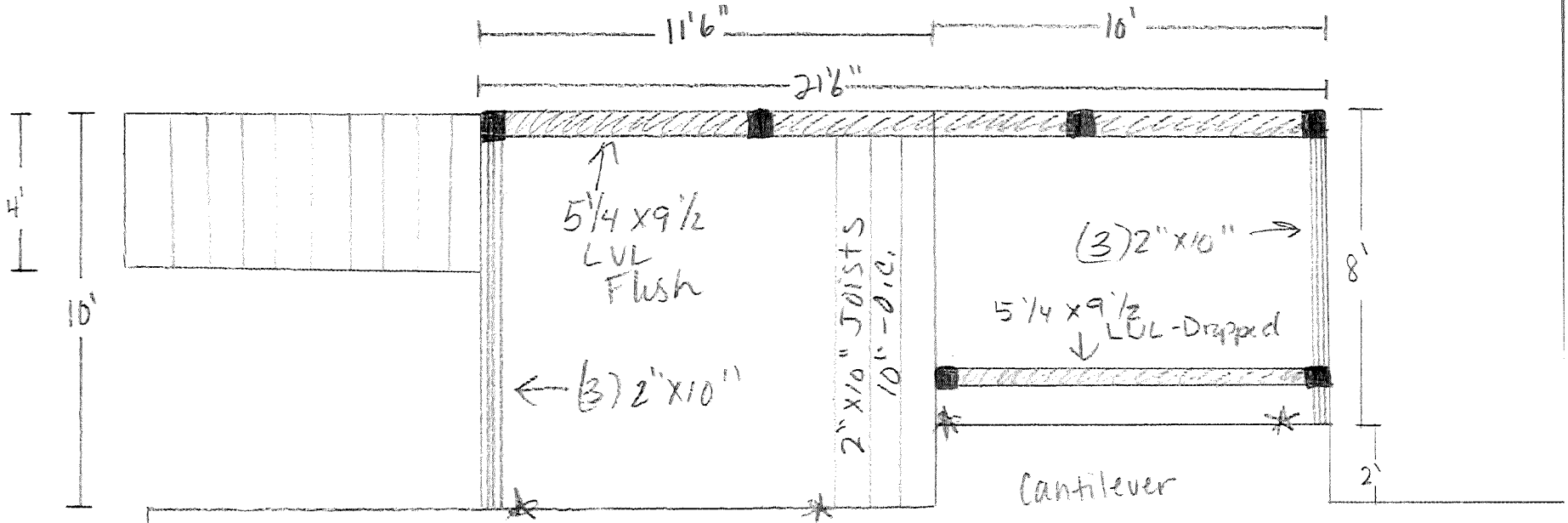
Decking
- Azek Vintage Collection
- Decking opposite Joists

Railing
- Westbury C10 - Black
- Black 2" posts
- Height 36"
- Spindle space ≤ 4"
- Continuous Stair Handrail

Stairs
- 11 Risers - 7¾" Max Rise
- 10 Treads - 11" - 10" Minimum
- 2" x 12" Stair Stringers - 9" O.C.

* post Lights
* Riser Lights

- Azek Vintage Collection fascia



View of Subject Property when traveling south

View of Subject Property when traveling north

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

RESOLUTION #23-135

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO DEVIATE FROM THE SETBACK ALONG DYSPROSSIUM STREET TO CONSTRUCT A DECK AT 5364 142ND CIRCLE NW AND DECLARING TERMS OF PERMIT

RECITALS

1. The City of Ramsey received an application from Paul and Heather Anderson (the "Permittee") requesting a Variance to the setback standard along Dysprosium Street NW to construct a deck on the property generally known as 5364 142nd Circle NW and legally described as follows:

   Lot 19, Block 2 FLINTWOOD HILLS 2ND ADDITION, Anoka County, Minnesota

   (the "Subject Property")

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on June 22, 2023, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

3. That the Subject Property is approximately 0.21 acres in size and is zoned Planned Unit Development (PUD).

4. That the Subject Property is guided as Low Density Residential in the Comprehensive Plan.

5. That the Permittee is proposing the construction of a deck that is ten feet (10') deep and twenty-one and a half feet (21.5') long off the west wall of the home on the Subject Property.

6. That the Flintwood Hills PUD specified a twenty (20) foot setback along Dysprosium Street.

7. That the home was constructed twenty (20) feet from the west property line (along Dysprosium Street).

8. That there is a ten (10) foot wide drainage and utility easement along the western property line of the Subject Property.

9. That no part of the proposed deck would encroach into the drainage and utility easement.

10. That Dysprosium Street is a Municipal State Aid (MSA) road and with eighty feet of right-of-way.

11. That there is approximately twenty-two feet (22') from the back of curb to the property boundary (about nine [9] feet of boulevard, a six [6] foot wide sidewalk, and about seven [7] additional feet of turf), so the deck would still be slightly more than thirty feet (30') from the road.

12. That the two parcels directly north of the Subject Property (between 142nd Circle and 142nd Lane) both have decks off the western sides of those homes along Dysprosium Street.

13. In 1988, the City of Ramsey Board of Adjustment issued a variance for the construction of a deck up to ten feet (10') from the property line along Dysprosium Street (the parcel immediately north of the Subject Property).

14. That while there is no record of a Building Permit (or variance), the second parcel referenced in #12 above has had a deck, which is approximately eleven feet (11') off the western property line (along Dysprosium Street), dating to at least 1997 (based on historical aerial photographs).

15. That the Subject Property has a privacy fence and tree cover along Dysprosium Street that will at least partially screen the deck.

FINDINGS OF FACT

1. That the deck will not impair an adequate supply of light and air to adjacent property.

2. That the deck will not unreasonably increase the congestion on the public street.

3. That the deck will not have the effect of allowing any use prohibited in the PUD.

4. That the deck will not permit a lesser degree of public health, safety, and general welfare protection than established by Chapter 117 of the Ramsey City Code, or permit standards which are lower than those required by state law.

5. That the deck will not increase the danger of fire or endanger the public safety.

6. That the deck will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapter 117 of the Ramsey City Code.

7. That the deck will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.

8. That the deck will not violate the intent and purpose of the Comprehensive Plan.
9. That the deck will be in accordance with the objectives of the intent of Section 117-53 (Variances) of the Ramsey City Code.

10. That the deck depth is the minimum necessary to accomplish the Permittee's intended purpose.

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

That the Ramsey Planning Commission hereby grants approval of a variance (the "Variance") to deviate from the required setback along Dysprosium Street to allow the construction of a deck on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this **Variance** shall allow a deviation to the setback requirement on the **Subject Property** as shown in Exhibit 1.

2. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.

3. That no part of the deck or stairs shall encroach into the drainage and utility easement along Dysprosium Street.

4. That the **Permittee** shall obtain a Building Permit from the City of Ramsey and shall construct the deck in accordance with all applicable codes.

5. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.

6. That this **Variance** shall automatically expire if the use is not initiated by June 22, 2024, and initiation shall be considered issuance of a Building Permit for the deck.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, 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 Planning Commission this the 22nd day of June, 2023.

Chairperson

ATTEST:

City Clerk

CITY OF RAMSEY:

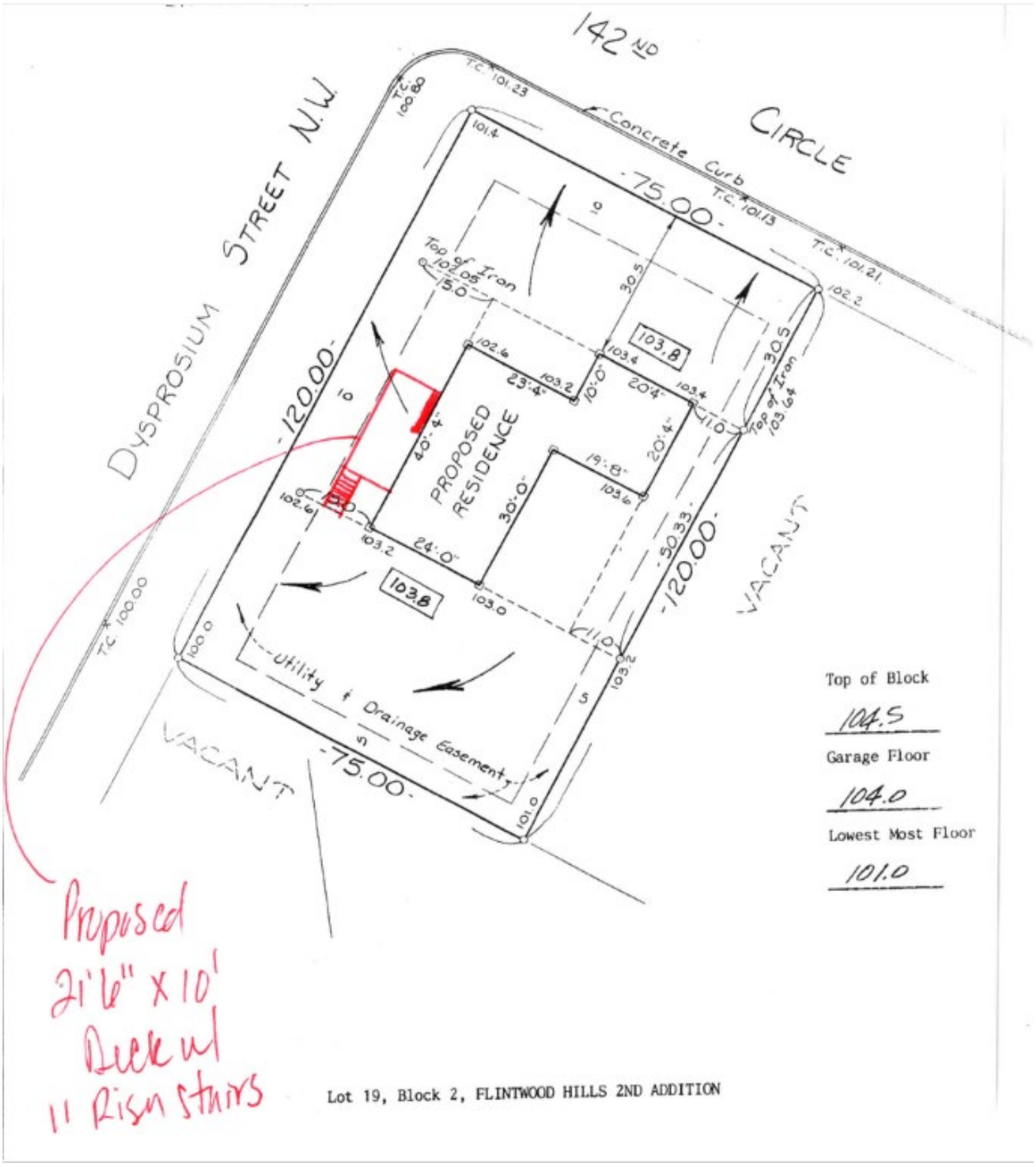
STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, _____, before me a Notary Public personally appeared Cheri Gengler and Katie Schmidt, to me personally known, who, being each by me duly sworn, did say that they are respectively the Planning Commission Chairperson and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Cheri Gengler and Katie Schmidt acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

Exhibit 1
Site Plan



Regular Planning Commission **6. 2.**

Meeting Date: 06/22/2023

By: Todd Larson, Community Development

Information

Title:

PUBLIC HEARING - iDigital Off Premise Digital Billboard at 9500 Hwy. 10 NW.

Purpose/Background:

iDigital (the Applicant) has submitted an application for a digital billboard near the intersection of Hwy 10 at Alpine Drive NW. The side is proposed to be on the south side of the highway, south of the trail and power lines. The property is privately owned by the Nathe family. The sign appears to meet all of the size, height, and placement rules for a digital billboard.

Digital billboards must be at least 2 miles apart. Last year, iDigital received approval for a sign located south of Highway 10 near Traprock Street (the entrance to the Ankoa County Mississippi West Regional Park). The proposed location is just under 3 miles away. Unlike that billboard with a vertical orientation, the proposed billboard has a more traditional horizontal orientation. The sign will be 29.5 feet tall with a sign area of 575 square feet (50 feet tall and 700 square feet in area are the maximums).

Notification:

Notification was mailed to all property owners within 350 feet of the site. A "proposed development" sign was placed in the approximate location of the billboard. A legal notice was published in the June 9 Anoka Union Hearld Newspaper.

Observations/Alternatives:

Alternatives:

1. Recommend approval of the CUP as recommended by staff.
2. Recommend approval of the CUP with any modifications that the Planning Commission sees appropriate.
3. Recommend denial of the CUP based on certain findings.

Funding Source:

All costs associated with this CUP request are the responsibility of the applicant.

Recommendation:

Staff recommends approval of the CUP.

Action:

Motion to recommend approval of Resolution #23-137 for an Off-Site Digital Billboard at 9500 Highway 10 NW.

Attachments

Location Map

Site Plan

Plans
Simulated Views
ACTION - Resolution #23-137

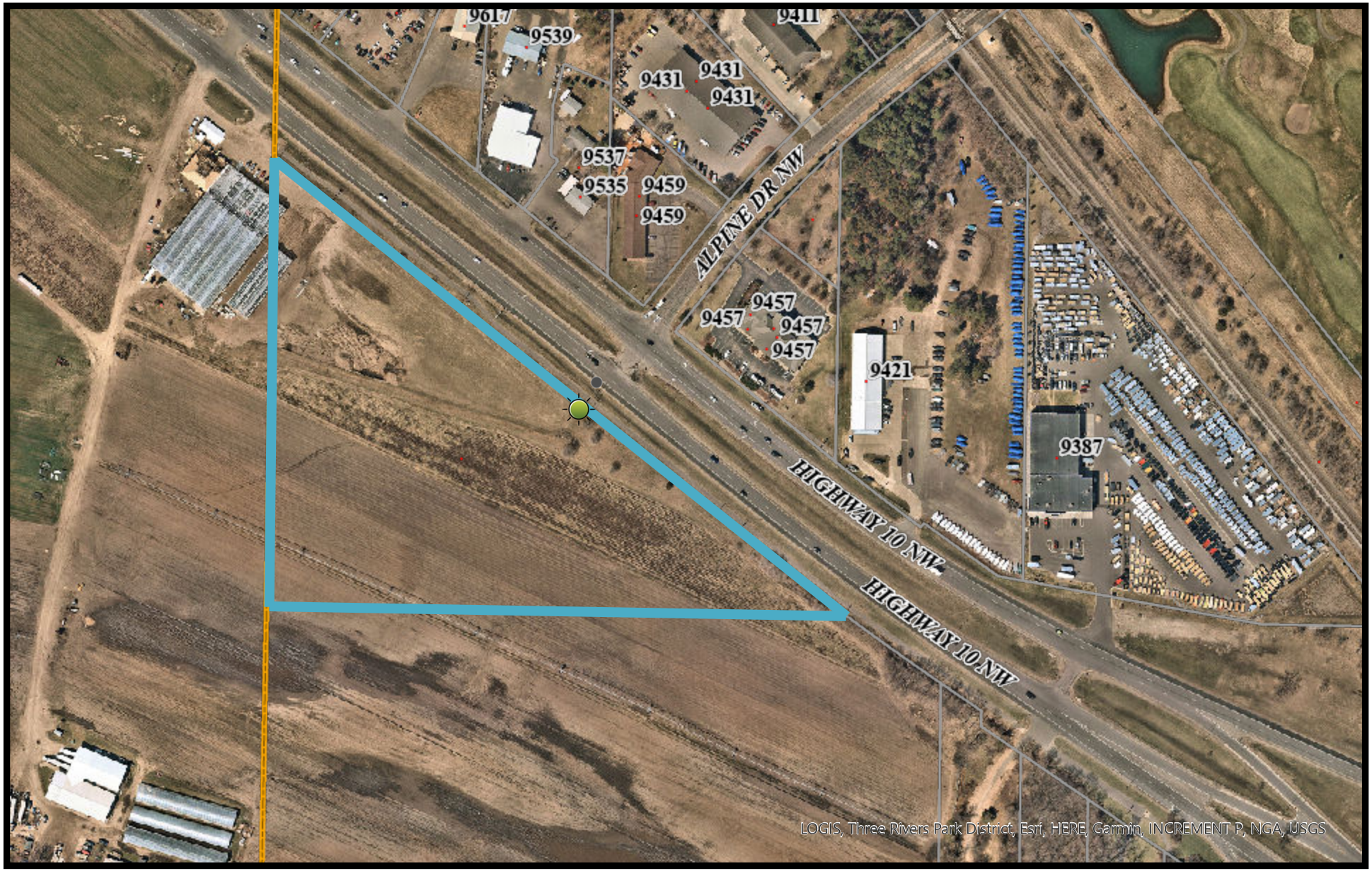
Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/15/2023 04:11 PM
Form Started By: Todd Larson		Started On: 06/12/2023 01:41 PM
Final Approval Date: 06/15/2023		

19-32-25-23-0001

9500 Hwy 10 NW

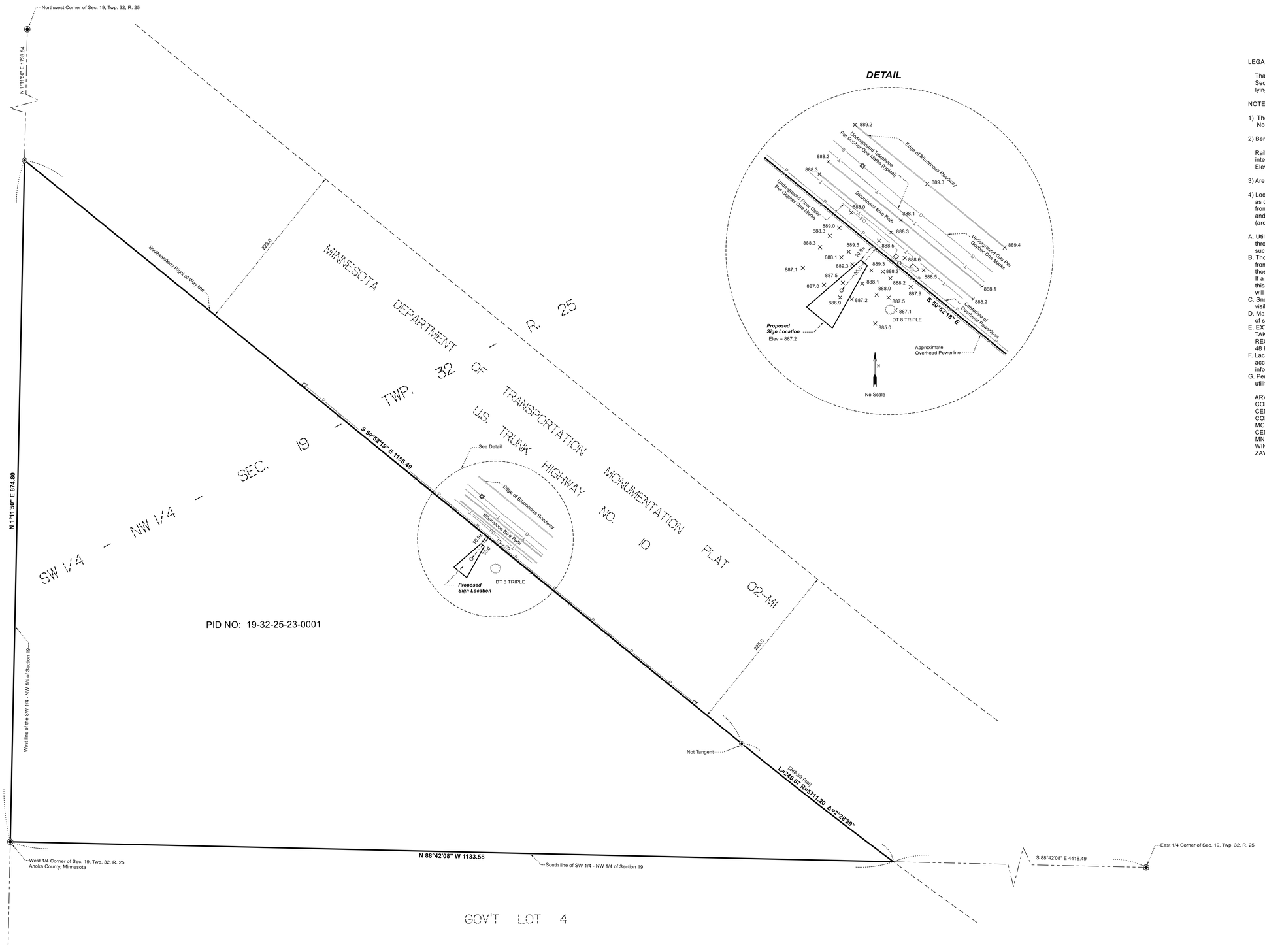
iDigitial Outdoor LLC



Print Date: June 6, 2023

0 0.02 0.04 0.07 0.11 0.14
mi

CERTIFICATE OF SURVEY



DETAIL

LEGAL DESCRIPTION OF PROPERTY SURVEYED:

That part of the Southwest Quarter of the Northwest Quarter, Section 19, Township 32, Range 25, Anoka County, Minnesota, lying South of the United States Highway 10, as it now exists.

NOTES:

1) The legal description as shown hereon was obtained from Report File No: 20221117 by Custom Title Services, LLC. dated November 18, 2022

2) Benchmark:

Railroad spike in Northwest face of power pole located southwest of the intersection of U.S. Highway 10 and Alpine Dr. N.W. as shown hereon. Elevation= 889.68 feet (NGVD 1988 datum)

3) Area: 492486± SqFt 11.3± Acres

4) Location of utilities existing on or serving the surveyed property as determined by observed evidence together with evidence from plans obtained from utility companies or provided by the client, and markings by utility companies and other appropriate sources (are shown hereon), subject to the following restrictions:

A. Utility operations do not consistently respond to locate requests through the Gopher State One Call service for boundary purposes such as this.
B. Those utility operators that do respond, often will not locate services from their main line to the customer's structure or facility - they consider those segments private installations that are outside their jurisdiction. If a private service to an adjoiner's side crosses this site or a service to this site crosses an adjoiner, it may not be located since most operators will not mark such "private" services.
C. Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.
D. Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive.
E. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651/454-0002.
F. Lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
G. Per Gopher State One-Call Ticket No. 223142300 and 223260920, the following utilities and municipalities were notified:

ARVIG	(218)346-5500
COMCAST	(800)778-9140
CENTURYLINK -	(800)778-9140
CONNEXUS ENERGY	(763)323-4215
MCI	(800)624-9675
CENTER POINT ENERGY	(800)778-9140
MNDOT	(651)366-5750
WINDSTREAM COMMUNICATIONS	(800)289-1901
ZAYO BANDWIDTH	(800)961-6500

LEGEND

- Power Pole
- Telephone Pedestal
- Proposed Sign Location
- Decidious Tree & Size
- Underground Fiber Optic Post
- Found Cast Iron Monument
- Found Aluminum Disk Monument
- Underground Gas Post
- Utility Vault
- Spot Elevation

WEBB SURVEYING LLC
375 SPRUCE AVENUE NORTH
P.O. BOX 323
MAPLE LAKE, MN 55358
320-401-1118

CLIENT:
IDigital Outdoor & Media
25113 21st Ave
St.Cloud, MN 56301

PROJECT LOCATION:
PID NO: 19-32-25-23-0001

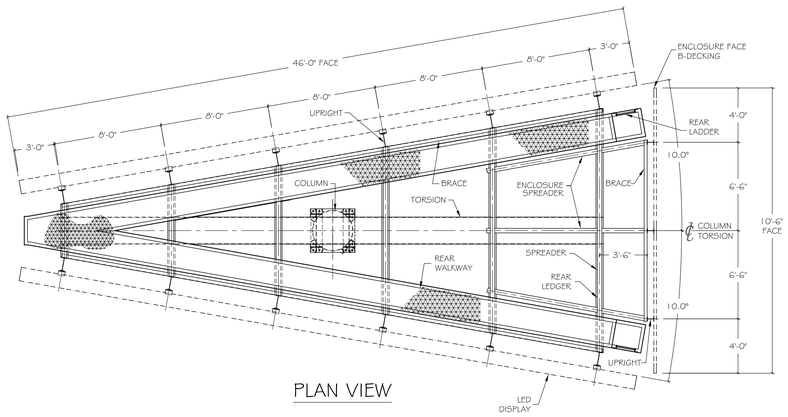
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Charles E. Webb, Jr. Date: 12-1-22
Charles E. Webb, Jr.
License No. 41226

Drawn by: TJF REVISIONS Checked by: CEW Jr.

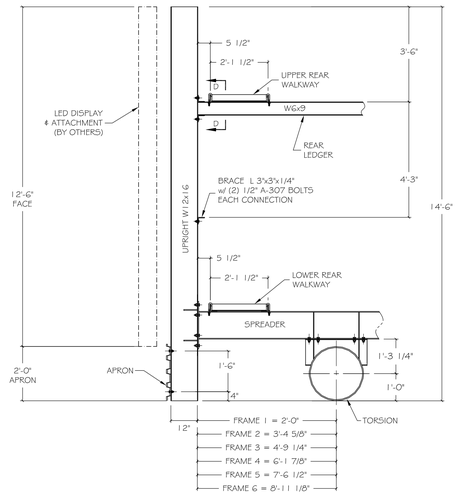
NO.	DATE	BY	DESCRIPTION
1	5/23/23	CW	Revised Sign Location

PROJECT NUMBER: 22086

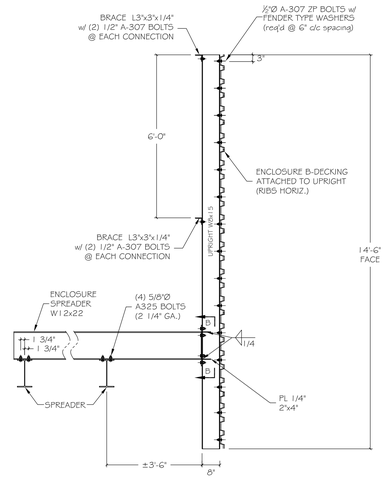
SHEET: 1 OF 1



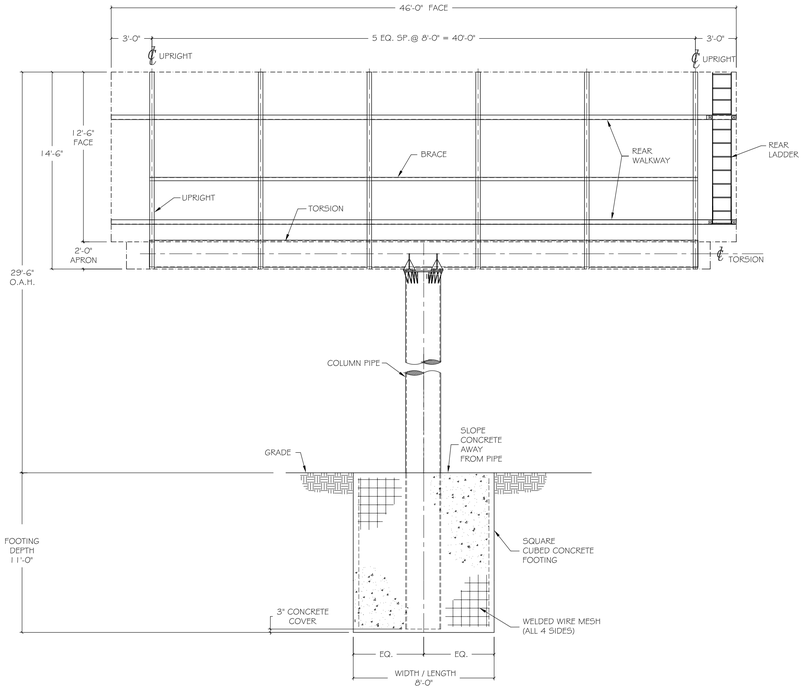
PLAN VIEW



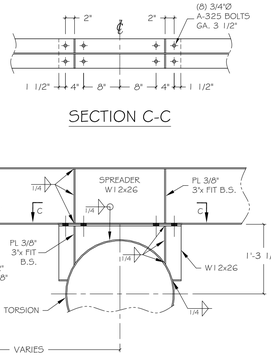
TYPICAL SECTION THRU SIGN



TYPICAL SECTION THRU ENCLOSURE



ELEVATION

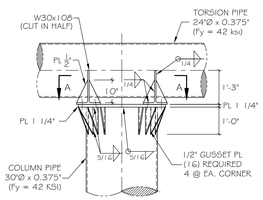


SECTION B-B

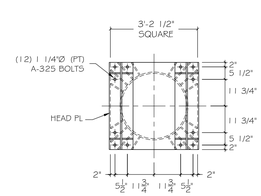
UPRIGHT-SPREADER-TORSION CONNECTION

SECTION C-C

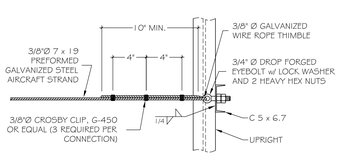
SECTION D-D



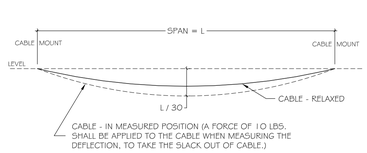
COLUMN-TORSION CONNECTION



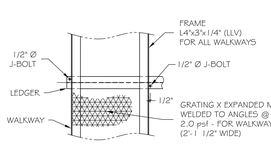
SECTION A-A



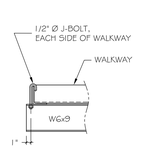
SAFETY CABLE MOUNTING



SAFETY CABLE TENSION



TYPICAL WALKWAY DETAIL



WALKWAY MOUNTING DETAIL

SIGN / SITE NOTES AND SPECIFICATIONS

(APPLY UNLESS OTHERWISE NOTED)

CODE - 2018 INTERNATIONAL BUILDING CODE

WIND DESIGN - SIGN STRUCTURE WIND LOADS ARE DETERMINED IN ACCORDANCE WITH ASCE 7-16 SECTION 29.3.1.
BASIC WIND SPEED: 109 MPH (3 SECOND GUST)
RISK CATEGORY: II
EXPOSURE: C
DESIGN WIND PRESSURE (ULTIMATE LEVEL): 38.4 PSF (AVERAGE), 56.5 PSF (MAXIMUM)
REFER TO ASCE 7-16 FIGURE 29.3-1.
ANY SIGN COMPONENTS NOT SPECIFICALLY DETAILED ON THESE DRAWINGS BUT ATTACHED TO THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH THE INFORMATION ABOVE.

DESIGN LIVE LOAD - 2'-0" WIDE REAR MAINTENANCE PLATFORM. 40 PSF OR 300 LBS CONCENTRATED LOAD.

DESIGN DEAD LOAD - LED DISPLAY: 7500 LBS. EACH SIDE

FOOTING - EMBEDMENT DEPTH FOR FOOTING DOES NOT APPLY TO LOCATIONS WHERE WALLS OF THE HOLE WILL NOT STAND WITHOUT SUPPLEMENTAL SUPPORT, OR WHERE UNCOMPACTED FILL OR ORGANIC FILL EXISTS. FOUNDATION IS DESIGNED UTILIZING LATERAL BEARING PER IBC SECTION 1807.3.2.1. ALLOWABLE LATERAL SOIL PRESSURE PER IBC TABLE 1806.2 IS 150 PSF/FT (SOIL CLASS 4 - TYPE: SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL), DESIGNED LATERAL SOIL PRESSURE HAS BEEN MULTIPLIED BY 2 PER SECTION 1806.3.4. VERIFY SOIL TYPE DURING EXCAVATION. NOTIFY ENGINEER OF ANY DISCREPANCY.

EXTEND COLUMN PIPE TO BOTTOM OF FOOTING (3" CONCRETE COVER REQUIRED)

GENERAL NOTES AND SPECIFICATIONS

(APPLY UNLESS OTHERWISE NOTED)

STEEL - WIDE FLANGES - ASTM A-992, OTHER SHAPES & PLATES - ASTM A-36.

PIPE SECTIONS - ASTM A-53 GR B OR A 252 GR 2, OR API - LX WITH MINIMUM YIELD STRENGTH AS INDICATED ON DRAWINGS.

EXPANDED METAL GRATING - EXPANDED METAL GRATING SHALL BE MANUFACTURED FROM CARBON STEEL IN CONFORMANCE WITH THE EXPANDED METAL MANUFACTURERS ASSOCIATION (EMMA) STANDARD NO. 557-99, 'STANDARDS FOR EXPANDED METAL.' EMMA IS A DIVISION OF THE NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NAAMM).

ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED ACCORDING TO LATEST AISC SPECIFICATIONS AND STANDARD PRACTICE.

REINFORCING STEEL - FOR CUBE FOOTING, REINFORCING STEEL SHALL BE WELDED WIRE FABRIC 4x4 - W4 x W4 PER ASTM A185 OR A497M. WELDED WIRE FABRIC CAN BE SUBSTITUTED WITH POLYPROPYLENE FIBER MESH INCORPORATED INTO THE CONCRETE MIX AT THE RATE OF 3 LBS. PER CUBIC YARD. REINFORCING SHALL BE FABRICATED AND SECURED IN ACCORDANCE WITH ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE. DO NOT WELD REINFORCING STEEL UNLESS APPROVAL IS OBTAINED FROM THE ENGINEER PRIOR TO CONSTRUCTION.

PAINTING - ALL STRUCTURAL STEEL, EXPOSED TO WEATHER, SHALL BE SHOP PRIMED AND PAINTED IN ACCORDANCE WITH AISC 335 (SPECIFICATION) AND AISC 303 (STANDARD PRACTICE).

CONCRETE - CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS AND BE PLACED IN ACCORDANCE WITH ACI 318. CONCRETE MIX SHALL BE PROPORTIONED WITH A MAXIMUM WATER CEMENT RATIO OF 0.50.

WELDING - ALL WELDING MATERIALS AND COMPONENTS SHALL BE IN COMPLIANCE WITH AWS D1.1 USING E70XX ELECTRODES.

BOLTS - ALL REGULAR SHALL CONFORM TO ASTM A-307. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A-325N. ALL BOLTS SHALL BE INSTALLED TO A SNUG TIGHT CONDITION UNLESS NOTED TO BE PRE-TENSIONED (PT), PT BOLTS SHALL BE FULLY TENSIONED PER AISC TURN OF THE NUT METHOD (1/3 OF A TURN PAST A SNUG TIGHT CONDITION) OR OTHER AISC APPROVED TENSIONING METHOD.

SPECIAL INSPECTIONS - SPECIAL INSPECTIONS ARE REQUIRED PER CHAPTER 17 FOR THE FOLLOWING ITEMS:
--- STEEL CONSTRUCTION: MATERIAL VERIFICATION OF STRUCTURAL STEEL
PERIODIC INSPECTION OF JOINT DETAILS
-- HIGH STRENGTH BOLTS: PERIODIC INSPECTION TO REVIEW FASTENER COMPONENTS AND TENSIONING.
-- FOUNDATION: PERIODIC INSPECTION TO VERIFY EXCAVATION DIMENSIONS

STEEL FABRICATOR - ALL STRUCTURAL STEEL SHALL BE SHOP FABRICATED BY THE FOLLOWING FABRICATOR:
PAGE STEEL
2040 INDUSTRIAL DRIVE
PAGE, AZ 85040

UNLESS SPECIFICALLY INDICATED AS FIELD WORK, NO FIELD WELDING IS ALLOWED WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. SPECIAL INSPECTIONS IS REQUIRED FOR ALL FIELD WELDING.

THE ERECTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE ERECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. ERECTORS SHALL NOTIFY ENGINEER IF STRUCTURE IS LOCATED NEAR ANY BUILDINGS.

THE UNDERSIGNED ENGINEER WILL NOT SUPERVISE THE FABRICATION OR ERECTION OF THIS STRUCTURE.

THIS PRINT IS THE PROPERTY OF *RMG* OUTDOOR, INC.
PROFESSIONAL SEAL VALID ONLY WHEN FABRICATED BY THE ABOVE. IT IS PROVIDED FOR PERMIT PURPOSES ONLY.

ANY OTHER USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM *RMG* OUTDOOR, INC.

Professional Engineer
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.
Signature:
Typed or Printed Name: John Skwiot
Date: 05/31/2023 License Number: 46853

CUSTOMER
IDIGITAL

SIGN LOCATION
RAMSEY, MN

12'-6" x 46' SINGLE POST CENTER MOUNT DOUBLE FACE 20° V-BUILD LED READY

FJS ENGINEERING
STRUCTURAL | CIVIL
DESIGN | CONSULTING
FJS Engineering
Tucson, AZ
T: 520.490.3311
contact@fjsengineering.com
PROJ. NO. RMGO-23-105

RMG Outdoor Inc.
4425 North 24th Street, Suite 200
Phoenix, Arizona 85016
Phn: (602) 230-8634 Fax: (602) 230-9071

ENG. NO.	DR.	CH.
G-12311	DBM	JS
	DATE	
	05/31/2023	
JOB NO.	SHEET NO.	
	S1 of 1	

W:\RMG OUTDOOR - RMGO\RMGO-23-105_PHL - RAMSEY, MN - G-12311 - 12.5X46 CMDF29V LED 29.5OAH\04_DRAWINGS\12X46CMD0V - LED - 29 OAH - G-12311 - IDIGITAL - RAMSEY MN

12'-6" x 46'
SINGLE POST
CENTER MOUNT
DOUBLE FACE
20° V-BUILD
LED CAPABLE (BOTH SIDES)
40' OAH
20' south from overhead power lines and north property line
Westbound View
US-10
N

12'-6" x 46'
SINGLE POST
CENTER MOUNT
DOUBLE FACE
20° V-BUILD
LED CAPABLE (BOTH SIDES)
40' OAH
20' south from overhead power lines and north property line
Eastbound View
SPRING SALES
EVENT
$200
ELITE LIFT TRUCK
www.elitelift.com
US-169
N

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

RESOLUTION #23-137

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN OFF-PREMISE DIGITAL BILLBOARD AT 9500 HIGHWAY 10 NORTHWEST

RECITALS

1. iDigital, hereafter referred to as the "**Permittee**", has properly applied for a Conditional Use Permit to construct and operate a digital billboard on the property generally known as 7559 Riverdale Drive NW and legally described as:

   That part of the Southwest quarter of the Northwest quarter lying South of US Highway No. 10 as it now exists in Section 19, Range 32, Township 25, Anoka County, Minnesota

   (the '**Subject Property**');

2. David R. Nathe is the **Owner** of the **Subject Property** and has a lease agreement with the **Permittee**.

3. That the **Subject Property** is zoned B-2 Business District and is approximately 11.30 acres in size.

4. That the **Subject Property** is guided as Mixed Use in the City's 2040 Comprehensive Plan.

5. That an off-site digital billboard is classified as a conditional use in the B-2 Business District.

6. That the Planning Commission met on June 22, 2023, conducted the public hearing and recommended approval/denial of the request.

7. That the City Council heard the Planning Commission's recommendation on July 11, 2023.

FINDINGS OF FACT

1. That the billboard will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare.

2. That the billboard will be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

3. That the billboard will not be hazardous to existing or future neighboring uses.

4. That the billboard will not negatively impact essential public facilities and services, such as highways, streets, police and fire protection.

5. That the billboard will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

6. That the billboard will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

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

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "**Permit**") for the construction and operation of a billboard on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That this **Permit** conform to site plan dated 5/23/23 (revised).

2. That this **Permit** conform to the plans dates 5/31/2023.

3. That a signed lease be executed for the property between the **Owner** and the **Permittee**.

4. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.

5. That the **Permittee** shall apply for and obtain a building permit for the sign and all conditions therein.

6. That the **Permittee** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits for ongoing operation of the sign.

7. That this **Permit** shall automatically expire if the use is not initiated within one (1) year of approval and issuance of a Building Permit shall constitute initiation.

Regular Planning Commission **6. 3.**

Meeting Date: 06/22/2023

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Bunker Lake Industrial Park 4th Addition Final Plat and Site Plan for BLIP Building 5 (Project No. 23-106): Case of PSD LLC

Purpose/Background:

The City has received an application from PSD, LLC (the "Applicant") for review of a Final Plat for Bunker Lake Industrial Park (BLIP) 4th Addition as well as a Site Plan for BLIP Building 5 for the property generally located south of Bunker Lake Boulevard and east of Puma Street (the "Subject Property").

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 final plat and site plan review, as well as the Public Hearing the Planning Commission would hold on June 22, 2023. A notice of the Public Hearing was published in the Anoka County UnionHearld newspaper and a Land Use Application sign was also placed on the Subject Property.

Observations/Alternatives:

General Project Overview

The Applicant is proposing to final plat the remainder of the BLIP land into two (2) lots, approximately eight (8) acres and eleven (11) acres in size. An 84,000 square foot building is proposed to be constructed on Lot 1 (western lot) currently, while building improvements on Lot 2 would likely occur no sooner than 2024 (a Site Plan review will occur at that time). Site improvements, such as paving, curb and gutter, stormwater management, etc. will be completed on both lots. The Applicant has indicated the probable uses will be offices and manufacturing.

Zoning and Land Use

The Subject Property is zoned E-3 Employment District, as are the properties to the east, north/northeast, and south/southeast. One parcel north of the Subject Property is zoned R-3 Residential (High Density) and the properties to the west are zoned Planned Unit Development (PUD), with small lot single family residential homes (Riverstone North). The E-3 Employment District includes offices and manufacturing as permitted uses. Both lots meet all bulk standards prescribed for the E-3 District (lot size, lot width, setbacks, building coverage, etc.).

The Subject Property is guided as Business Park in the current Comprehensive Plan, as are the properties to the east, north/northeast, and south/southeast. One property to the north is guided for high density residential (HDR) and the properties to the west are guided for medium density residential (MDR). Lands guided as Business Park are reserved for office and industrial development.

Building Design

The proposed building will be approximately thirty-six (36) feet in height (maximum building height allowed in the E-3 Employment District is sixty-five [65] feet). The exterior finish of the building consists of precast concrete wall panels of three (3) different colors, prefinished metal canopies over the various entrance points, numerous windows on three (3) sides, and loading docks along the fourth (western) side. The trash enclosure will consist of rockface concrete block colored to match the building and vertical composite wood siding.

Access, Parking and Maneuvering

There are a total of five (5) access points proposed, four (4) off of Bunker Lake Boulevard and one (1) off of 147th Lane. The Applicant has modified the plan in response to Staff comments such that the access points,

where feasible, line up with those on the north side of Bunker Lake Boulevard. The western two accesses off of Bunker Lake Boulevard and the access off of 147th Lane will be constructed with Building 5; the eastern two accesses will be constructed at the time Lot 2 is built. All pavement (1st and 2nd lifts) will be installed on Lot 1; however, the portion of the access drive off of 147th Lane over Lot 2 will only receive the first lift as asphalt initially (the second lift would be installed as part of the overall site improvements for Lot 2). Similarly, curb and gutter will only be installed along the southern portion of Lot 2 initially, with the remainder installed with the overall Lot 2 site improvements.

There are a total of 238 parking stalls that will be constructed as part of the initial site work. However, forty-four (44) of those will ultimately serve the building(s) on Lot 2. Thus, there will be a total of 194 parking stalls for the building on Lot 1. The plans provide a parking summary based on twenty percent (20%) office space and eighty (80%) warehousing space. Based on that breakdown, a total of 123 stalls would be required (1 per 300 square feet of office space and 1 per 1,000 square feet of warehousing space).

The maneuvering areas within the Subject Property will consist of areas with heavy duty asphalt (for truck traffic) and areas of light duty asphalt (customer and employee parking areas). All maneuvering areas are setback at least twenty (20) feet from public road right-of-way and at least sixty (60) feet from the adjacent residential area to the west.

Landscaping

There will be a combination of trees and shrubs installed throughout the Subject Property. A mixture of tree species will be planted about twenty-five (25) feet on center along the property boundary fronting Bunker Lake Boulevard. The plans also call for trees to be installed between the infiltration pond and the south edge of the pavement at a spacing of about thirty (30) feet on center. The plans were modified to diversify the shrub species and to incorporate trees into the parking lot islands, which will help provide a modicum of shade for some of the parking.

The Subject Property abuts several single family lots along the western boundary. When the Riverstone development was constructed, it included a berm and tree plantings along the railroad tracks and then it curved north between Riverstone and the Subject Property. The Applicant granted permission (and provided the berm material) to have the berm constructed on the Subject Property to provide the bufferyard that would be required between the two uses. The berm varies in height from about five (5) feet up to roughly ten (10) feet in spots and includes about eighteen (18) existing trees, mostly evergreens with a few deciduous trees mixed in. The plans include another seven (7) evergreen trees to be installed along this berm. Between the berm and the parking area is a stormwater pond and additional plantings. There is a minimum of about 160 feet between the rear lot line of the nearest residential lot and the parking area. The combination of the existing berm and trees, coupled with the proposed plantings, as well as the additional separation provided by the stormwater pond, the bufferyard requirement appears to be satisfied.

The Environmental Policy Board reviewed the natural resources aspects of this project and have recommended approval.

Alternatives

Alternative 1: Recommend approval of the Site Plan and Final Plat contingent upon compliance with Staff's review comments. The proposed lots, as well as the proposed use(s), comply with zoning code. This area was part of the original preliminary plat for Bunker Lake Industrial Park and these two lots will complete this industrial park. Staff supports this alternative.

Alternative 2: Recommend approval of the Site Plan and Final Plat with modifications. This action would be based on discussion.

Alternative 3: Recommend denial of the Final Plat and Site Plan based on supporting findings of fact. As noted, the Final Plat and Site Plan comply with City Code, contingent upon revisions per Staff's review comments. Staff does not support this alternative.

Funding Source:
The Applicant is responsible for all costs associated with this application.

Recommendation:
Staff recommends approval of the Final Plat and Site Plan.

Action:
Motion to recommend City Council adopt Resolution #23-136 approving the Final Plat and Site Plan for Bunker Lake Industrial Park Fourth Addition.

Attachments

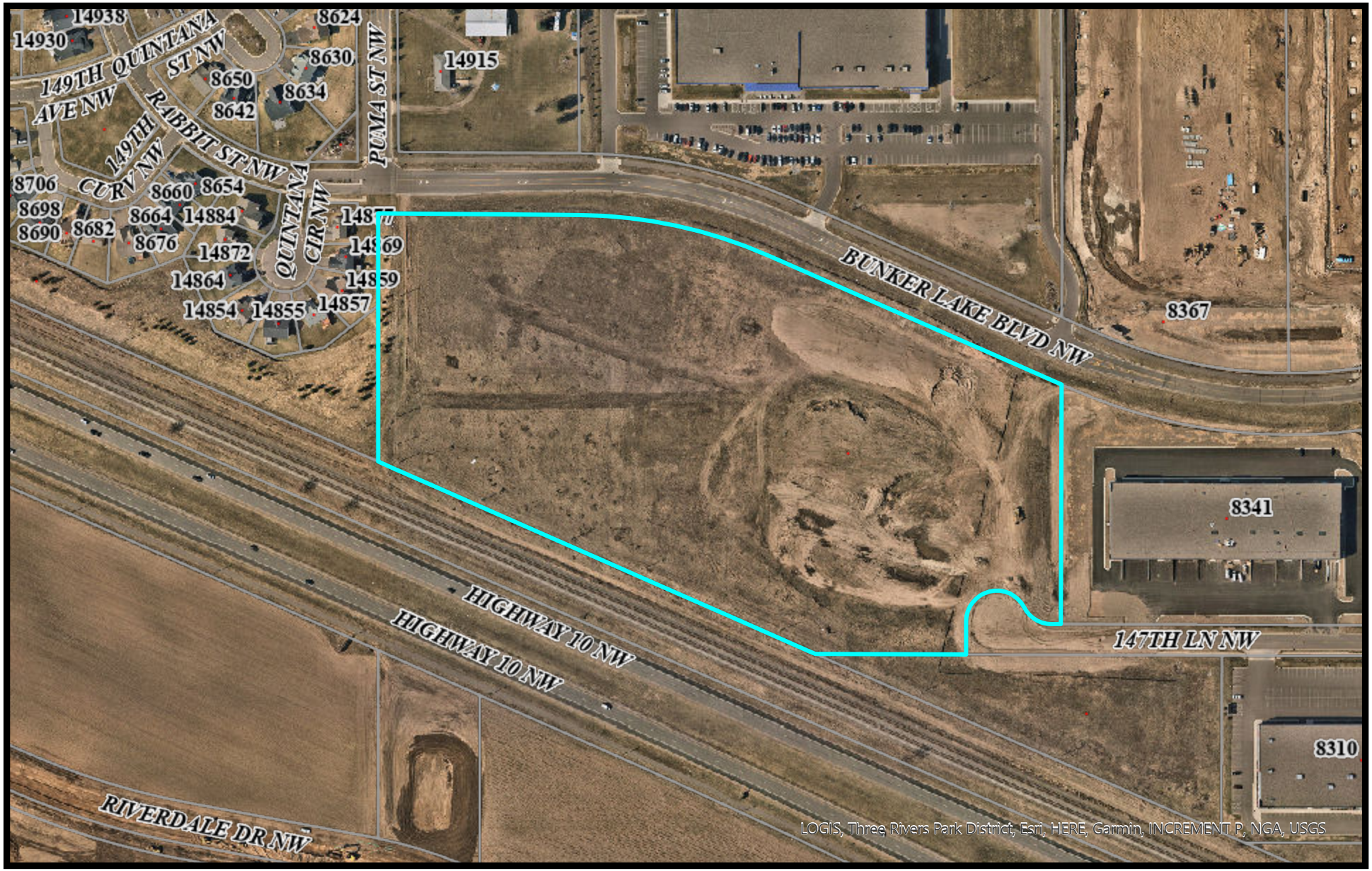
Site Location Map
Final Plat
Site Plan
Landscape Plan
Building Elevations
Staff Review Comments
Resolution #23-136: Final Plat, Site Plan, & Development Agreement

---

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/15/2023 04:12 PM
Form Started By: Chris Anderson		Started On: 06/14/2023 09:46 AM
Final Approval Date: 06/15/2023		

Site Location Map: BLIP IV (Plat) and Site Plan (BLIP V Building)



BUNKER LAKE INDUSTRIAL PARK FOURTH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 29, T. 32, R. 25

PINE SHADOWS
BLOCK 1
LOT 1
PUMA ST. NW
RABBIT ST.
AMSTERDAM
BUNKER LAKE BOULEVARD
EXTENSION
RIVERSTONE
OUTLOT A
BUNKER LAKE
OUTLOT A
BLOCK 1
INDUSTRIAL PARK
2
LOT 1
BLOCK 1
THIRD ADDITION
VACATED 147TH LANE NW
147TH LANE NW
BUNKER LAKE INDUSTRIAL PARK ADDITION
OUTLOT C
BURLINGTON NORTHERN INC. RAILROAD

N89°23'49"W
392.29
218.60
50.28
N24°01'23"E
35.01
194.79
N85°35'19"W
N04°24'41"E
14.02
228.06
N77°29'06"W
L=380.92
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Δ=23°13'06"
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Drainage & Utility Easement
Drainage & Utility Easement per plat of BUNKER LAKE INDUSTRIAL PARK ADDITION
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Δ=2°58'54"
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S24°01'25"W
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West line of Outlot A, BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION
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5.86
Drainage & Utility Easement per plat of BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION
Drainage & Utility Easement per plat of BUNKER LAKE INDUSTRIAL PARK ADDITION
Drainage & Utility Easement per plat of BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION

N

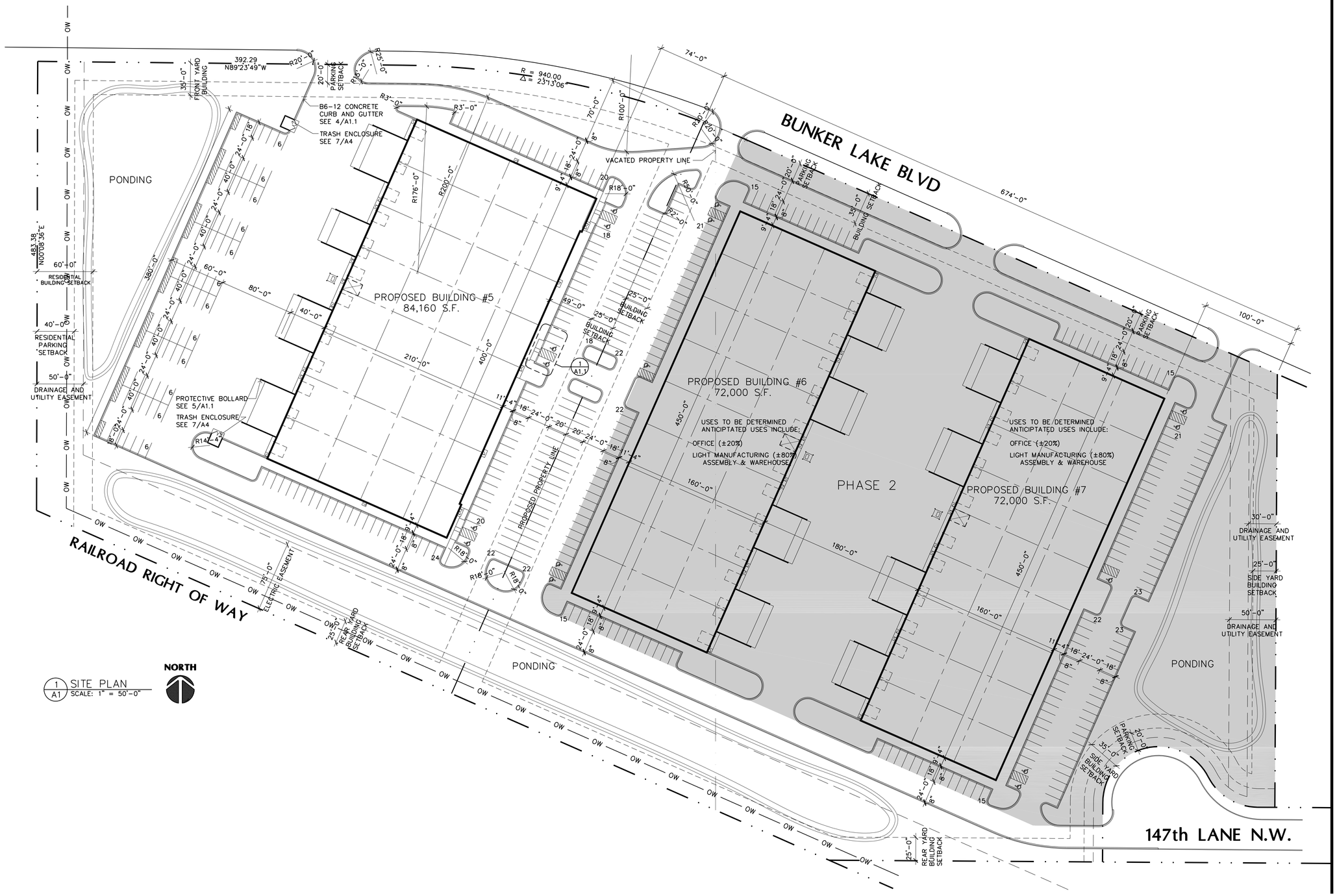
60 0 60 120
SCALE IN FEET
1 INCH = 60 FEET

For the purposes of this plat the West line of OUTLOT A, BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION is assumed to bear N00°08'36"E.

○ Denotes a 1/2 inch by 14 inch iron pipe set with a plastic cap marked R.L.S. No. 49138

● Denotes a found capped 1/2 inch iron pipe

Hakanson Anderson



Filename: BUNKER LAKE INDUSTRIAL PARK\BUILDING #5\BUNKER LAKE #5-A1

LAMPERT ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE

LEONARD LAMPERT
PRINT NAME

13669
LICENSE NO.

2/6/23
DATE

BUNKER LAKE INDUSTRIAL PARK
BUILDING #5
Ramsey, Minnesota

Copyright 2023
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: ALE
Checked By: LL

Revisions

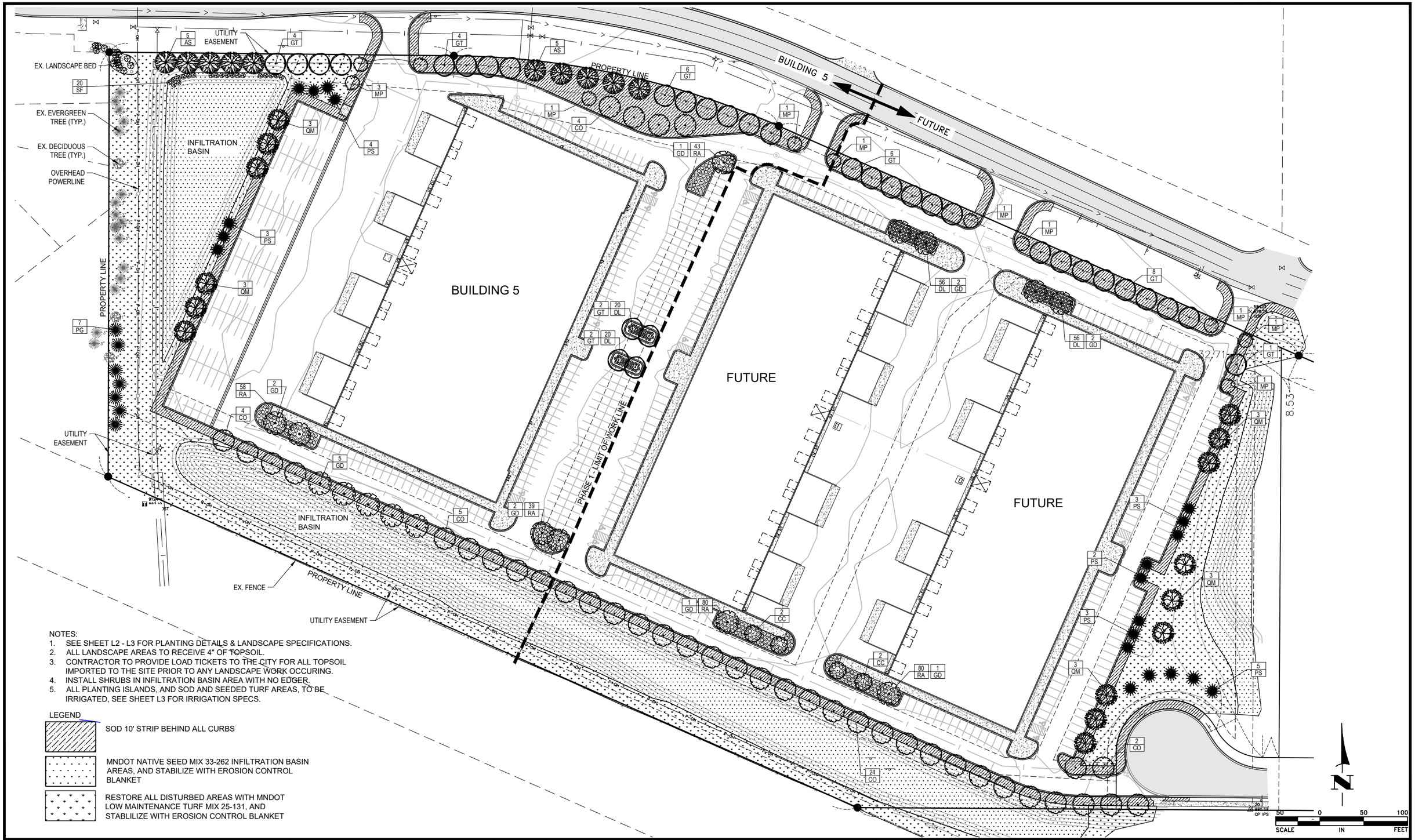
12/20/22	PRELIMINARY
1/10/23	FINAL REVIEW
2/6/23	ISSUE FOR PERMIT

SITE PLAN

Sheet Number

A1

Project No. 220506-1



NOTES:
1. SEE SHEET L2 - L3 FOR PLANTING DETAILS & LANDSCAPE SPECIFICATIONS.
2. ALL LANDSCAPE AREAS TO RECEIVE 4" OF TOPSOIL.
3. CONTRACTOR TO PROVIDE LOAD TICKETS TO THE CITY FOR ALL TOPSOIL IMPORTED TO THE SITE PRIOR TO ANY LANDSCAPE WORK OCCURING.
4. INSTALL SHRUBS IN INFILTRATION BASIN AREA WITH NO EDGER.
5. ALL PLANTING ISLANDS, AND SOD AND SEEDED TURF AREAS, TO BE IRRIGATED, SEE SHEET L3 FOR IRRIGATION SPECS.

LEGEND

SOD 10' STRIP BEHIND ALL CURBS

MNDOT NATIVE SEED MIX 33-262 INFILTRATION BASIN AREAS, AND STABILIZE WITH EROSION CONTROL BLANKET

RESTORE ALL DISTURBED AREAS WITH MNDOT LOW MAINTENANCE TURF MIX 25-131, AND STABLILIZE WITH EROSION CONTROL BLANKET

DATE	REVISION
6/7/23	PLAN REVISIONS PER CITY REVIEW

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.

SHANE M. NELSON, P.E.
Date 3/8/23 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SGJ
CHECKED BY: TAE

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

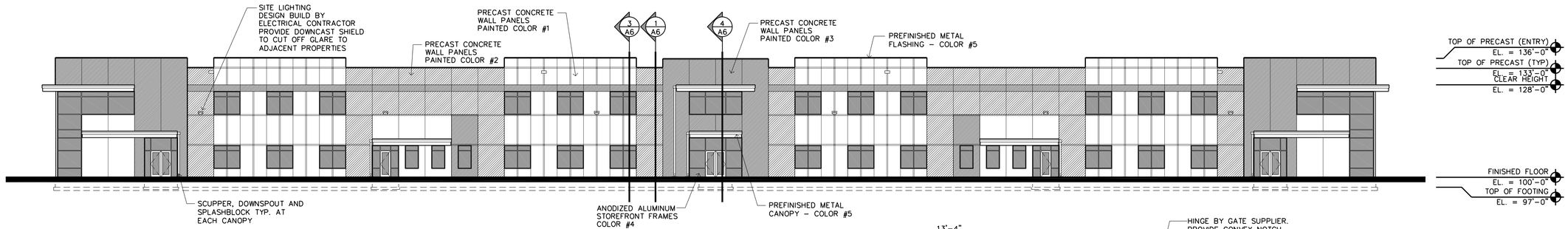
BLIP V DEVELOPMENT PLANS

OVERALL LANDSCAPE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET L4 OF L5 SHEETS

2325.16



1 A4 EAST ELEVATION
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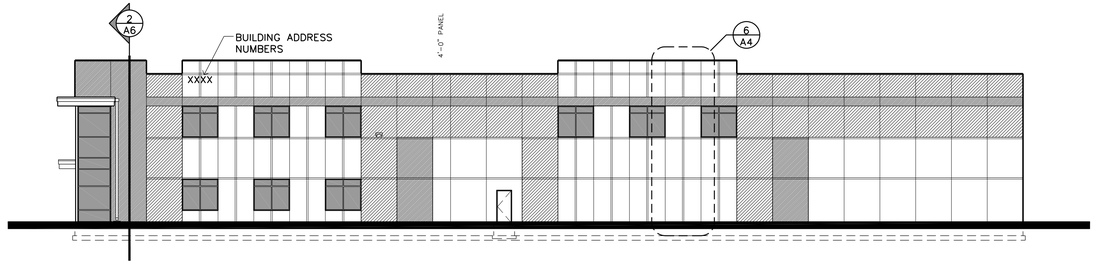
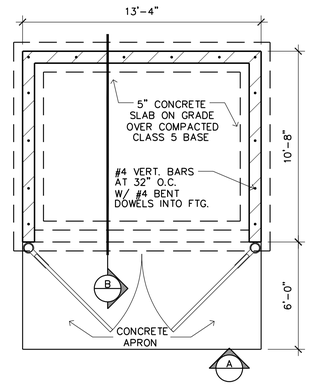
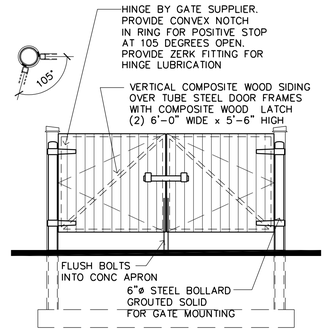
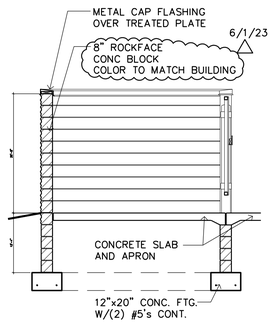




7 A4 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



ELEVATION 'A'



SECTION 'B'

2 A4 NORTH ELEVATION
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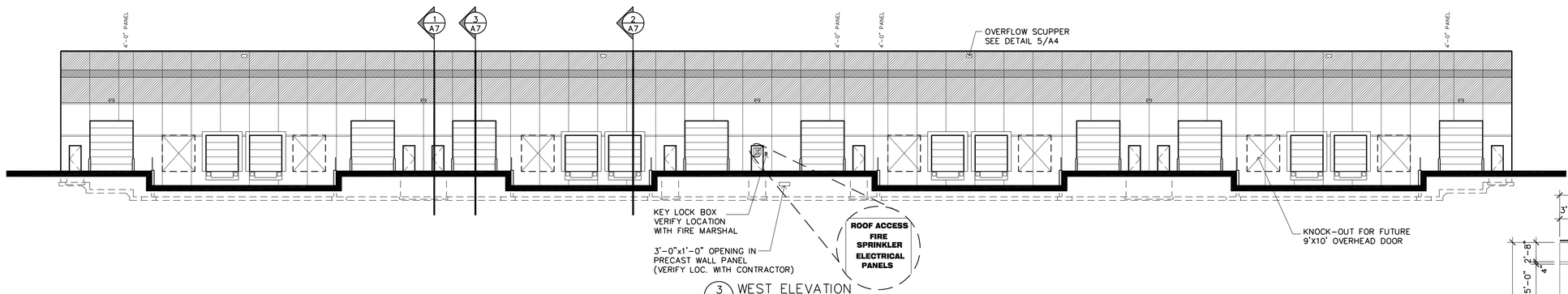

3 A4 WEST ELEVATION
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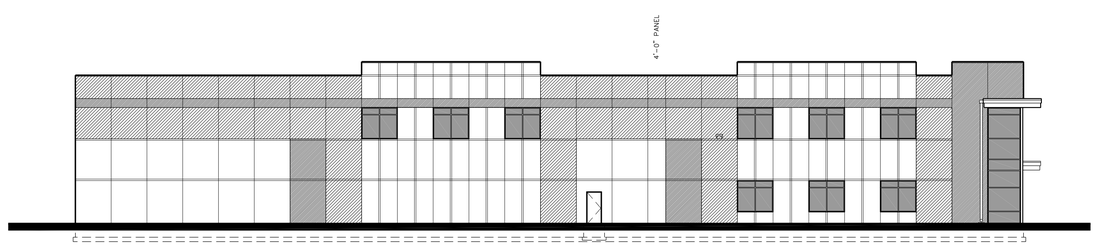
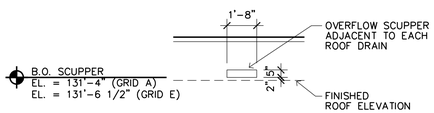
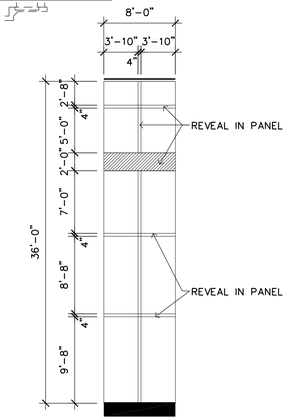




NOTE: OVERFLOW SCUPPER IS SIZED ACCORDING TO IBC 1502.2.3
LEADER SIZE ASSUMED TO BE 8" DIAMETER.
VERIFY WITH THE PLUMBING DESIGNER AND INT'L PLUMBING CODE

5 A4 OVERFLOW SCUPPER DETAIL
SCALE: 1/4" = 1'-0"

4 A4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



6 A4 PRECAST PANEL DETAIL
SCALE: 1/8" = 1'-0"

Filename: BUNKER LAKE INDUSTRIAL PARK\BUILDING #5\BUNKER LAKE #5-A4

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
2/6/23
DATE

BUNKER LAKE INDUSTRIAL PARK
BUILDING #5
Ramsey, Minnesota

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Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

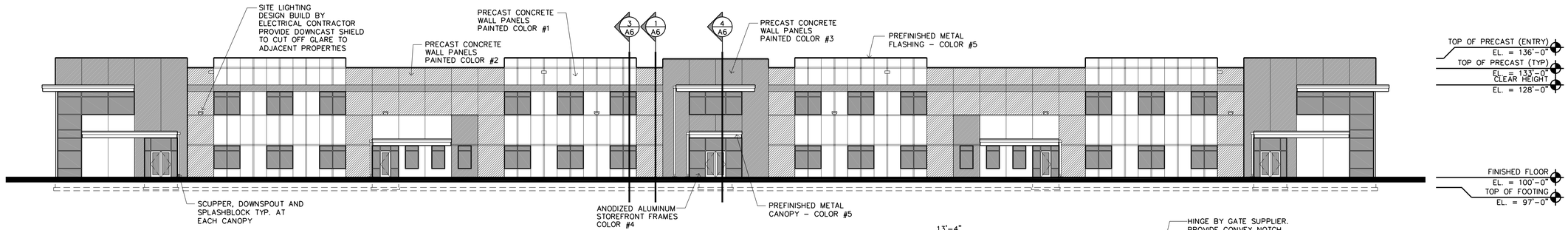
12/20/22	PRELIMINARY
1/10/23	FINAL REVIEW
2/6/23	ISSUE FOR PERMIT

BUILDING ELEVATIONS

Sheet Number

A4

Project No. 220506-1



1 A4 EAST ELEVATION
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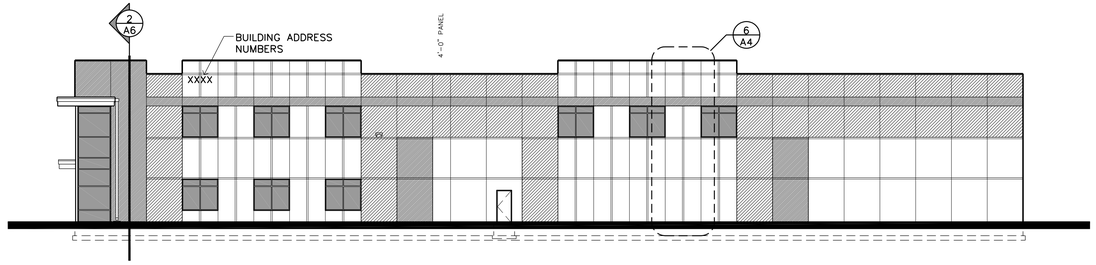
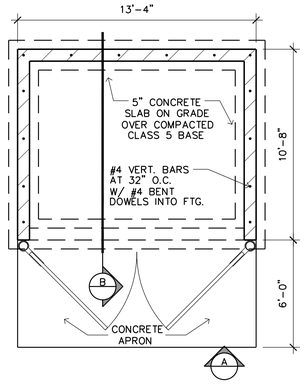
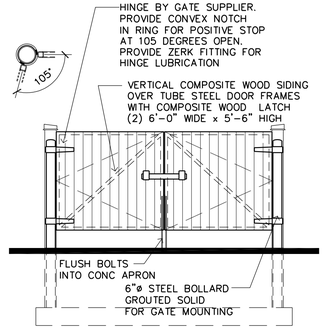
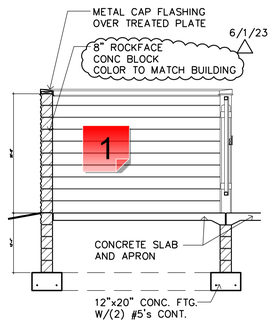




7 A4 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



ELEVATION 'A'



SECTION 'B'

2 A4 NORTH ELEVATION
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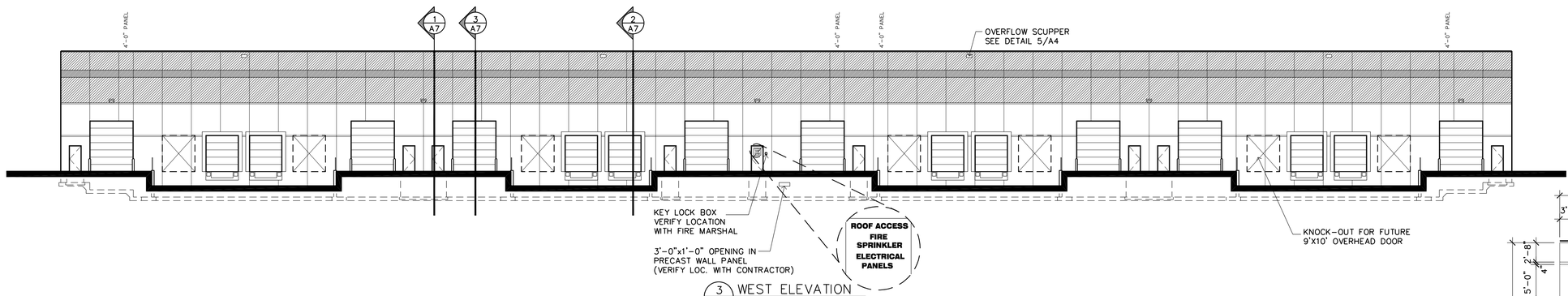

3 A4 WEST ELEVATION
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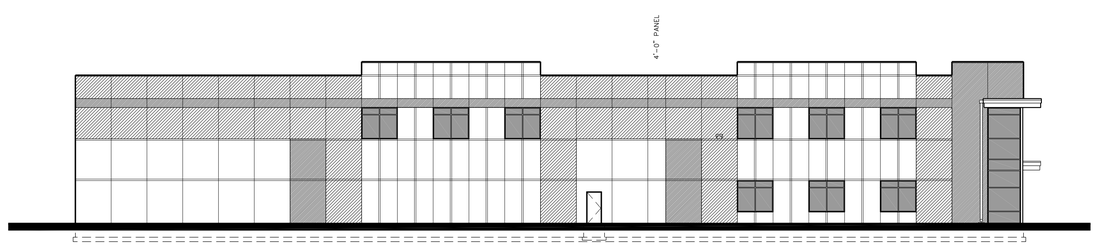

4 A4 SOUTH ELEVATION
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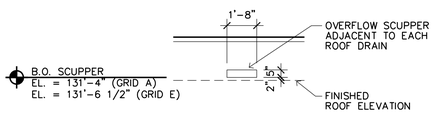

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VERIFY WITH THE PLUMBING DESIGNER AND INT'L PLUMBING CODE

5 A4 OVERFLOW SCUPPER DETAIL
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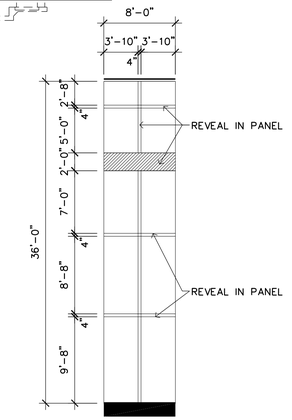

6 A4 PRECAST PANEL DETAIL
SCALE: 1/8" = 1'-0"

Filename: BUNKER LAKE INDUSTRIAL PARK\BUILDING #5\BUNKER LAKE #5-A4

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Project Designer: JAMES B
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Revisions

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BUILDING ELEVATIONS

Sheet Number

A4

Project No. 220506-1

BUNKER LAKE #5-A4 24x36.pdf V2 - Changemark Notes (1 Note)

1 - Material?

Created by: Chris Anderson
On: 06/14/2023 08:07 AM

What is the horizontal lap material? There is a notation (6/1/23) indicating that this was updated from the initial submittal but no corresponding note on this sheet.

--------- 0 Replies ---------

BUNKER LAKE INDUSTRIAL PARK FOURTH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 29, T. 32, R. 25

PINE SHADOWS
BLOCK 1
LOT 1
PUMA ST. NW
RABBIT ST.
AMSTERDAM
BUNKER LAKE BOULEVARD
EXTENSION
RIVERSTONE
OUTLOT A
BUNKER LAKE INDUSTRIAL PARK
BLOCK 1
INDUSTRIAL PARK
2
BURLINGTON NORTHERN INC. RAILROAD
OUTLOT C
LOT 1
BLOCK 1
THIRD ADDITION
VACATED 147TH LANE NW
147TH LANE NW
BUNKER LAKE INDUSTRIAL PARK ADDITION

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50.28
N24°01'23"E
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14.02
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Drainage & Utility Easement per plat of BUNKER LAKE INDUSTRIAL PARK ADDITION
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18.66
Drainage & Utility Easement per plat of BUNKER LAKE INDUSTRIAL PARK ADDITION
Drainage & Utility Easement per plat of BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION
Drainage & Utility Easement per plat of BUNKER LAKE INDUSTRIAL PARK ADDITION
Drainage & Utility Easement per plat of BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION

N
60 0 60 120
SCALE IN FEET
1 INCH = 60 FEET

For the purposes of this plat the West line of OUTLOT A, BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION is assumed to bear N00°08'36"E.

○ Denotes a 1/2 inch by 14 inch iron pipe set with a plastic cap marked R.L.S. No. 49138

● Denotes a found capped 1/2 inch iron pipe

Hakanson Anderson

FINAL PLAT.pdf V1 - Changemark Notes (1 Note)

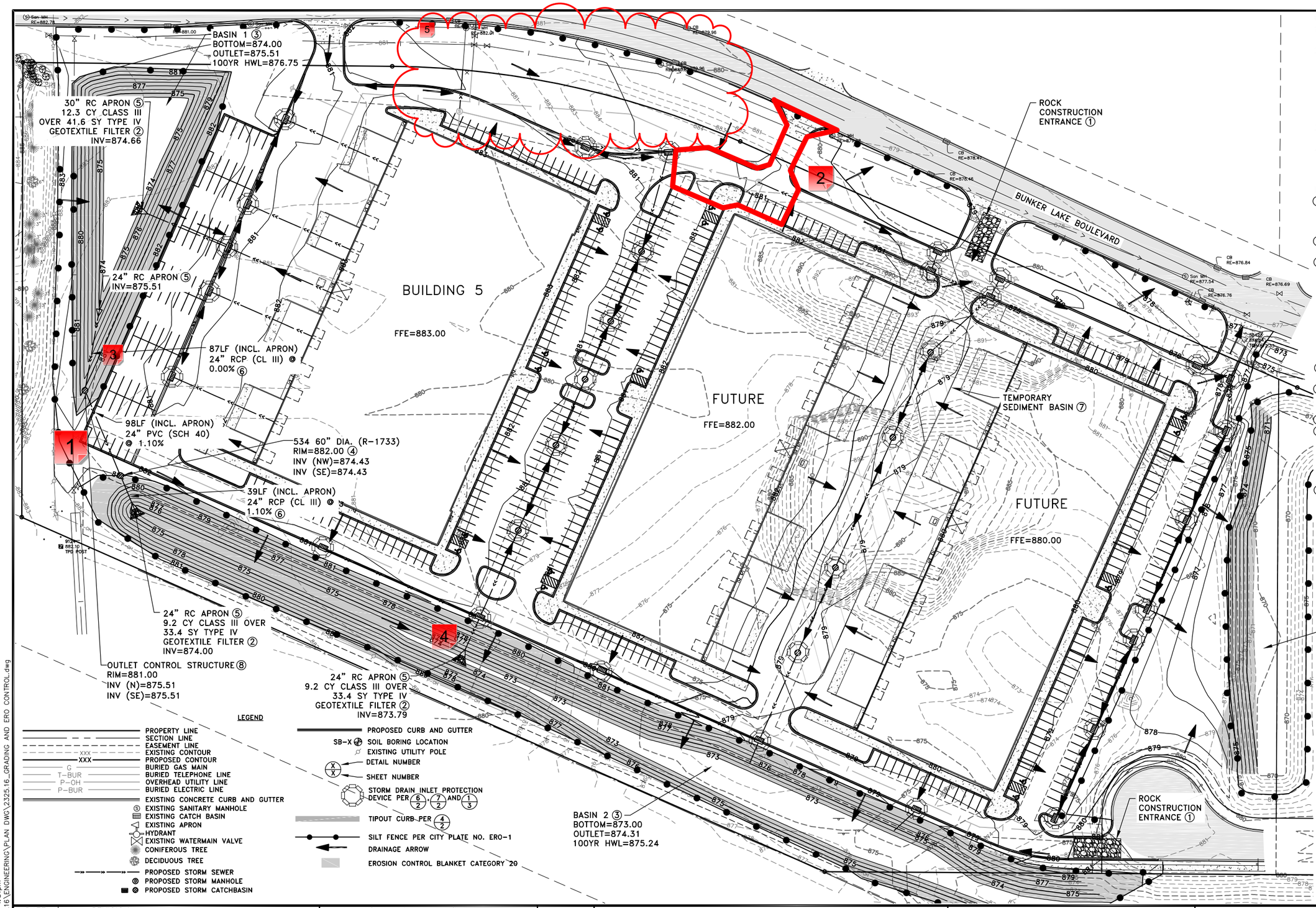
1 - Electric Easement

Status as of 05/26/2023 11:22 AM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 05/26/2023 11:22 AM
Type: Action
State: For Discussion

Verify the electric easement gives authority to build a pond.

--------- 0 Replies ---------



GENERAL NOTES:

1. PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
2. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
3. MAXIMUM FINISHED GRADE SLOPES SHALL BE 4:1.
4. STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.

REFERENCE NOTES:

① PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.

② PLACE RIPRAP PER CITY PLATE NO. ERO-3.

③ CONSTRUCT INFILTRATION BASIN PER 2/3. CONTRACTOR SHALL NOT EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE, OR WITHIN THREE FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION BASIN ARE PROVIDED.

④ CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-1.

⑤ CONCRETE APRON SHALL INCLUDE A TRASH GUARD PER CITY PLATE NO. STO-8.

⑥ TIE ALL PIPE JOINTS.

⑦ THE OUTLINE FOR THE TEMPORARY SEDIMENT CONTROL BASIN SHALL BE AT ELEVATION 879.00. THE TEMPORARY BASIN WILL BE 1 FOOT DEEP TO ACCOUNT FOR THE LIVE STORAGE AREA REQUIRED. SEE SHEET 13 FOR MORE INFORMATION.

⑧ CONSTRUCT OUTLET CONTROL STRUCTURE PER 1/6.

DATE	REVISION
6/7/23	CITY COMMENTS

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.

SHANE M. NELSON, P.E.
Date 3/8/23 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SGJ
CHECKED BY: TAE

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

BLIP V DEVELOPMENT PLANS

GRADING AND EROSION CONTROL

CITY OF RAMSEY, MINNESOTA

SHEET 8 OF 14 SHEETS

2325.16

Jun 08, 2023 - 4:51pm
K:\PRIVATE\2325.16\ENGINEERING\PLAN DWG\2325.16_GRADING AND ERO CONTROL.dwg

GRADING.pdf V2 - Changemark Notes (5 Notes)

1 - Watermain Storm Crossing

Status as of 06/09/2023 01:34 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 01:34 PM
Type: Action
State: For Discussion

This storm and water crossing looks like it will be similar in elevation, provide min 18" separation and insulate if less than 24"

--------- 0 Replies ---------

2 - Flow direction

Status as of 06/09/2023 01:55 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 01:55 PM
Type: Action
State: For Discussion

There are no arrows indicating flow direction in this area. After this first phase is constructed will water in this paved area make it to the catch basin to the West?

--------- 0 Replies ---------

3 - 24" RCP Inlet

Status as of 06/09/2023 02:01 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 02:01 PM
Type: Action
State: For Discussion

This run does not need all joints tied, just last three joints is plenty.

--------- 0 Replies ---------

4 - 24" RCP Outlet

Status as of 06/09/2023 02:02 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 02:02 PM
Type: Action

State: For Discussion

This run should probably have all joints tied. At a minimum last 3 joints

--------- 0 Replies ---------

5 - Bunker - Boulevard Area infront of Bldg 5

Status as of 06/13/2023 08:15 AM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 06/13/2023 08:15 AM
Type: Action
State: For Discussion

It's difficult to figure out the contour lines, there's not many labels. But it doesn't look like minimum 2% slope is being met n the boulevard area between the back of curb in-front of Bldg 5 and Bunker Lake Blvd.

--------- 0 Replies ---------

CONSTRUCT DRIVEWAY APRON PER CITY PLATE NO. STR-14

CONSTRUCT DRIVEWAY APRON PER CITY PLATE NO. STR-14

CONSTRUCT DRIVEWAY APRON PER CITY PLATE NO. STR-14

CONSTRUCT DRIVEWAY APRON PER CITY PLATE NO. STR-14

CONCRETE VALLEY GUTTER SEE 8/2

BUNKER LAKE BOULEVARD

BUILDING 5

ALL BITUMINOUS PAVEMENT, CONCRETE PAVEMENT, AND CURB AND GUTTER EAST AND NORTH OF THIS LINE WILL BE CONSTRUCTED IN FUTURE PHASES

FUTURE

FUTURE

TIE INTO ROAD PER CITY PLATE NO. STR-31

1

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- BUILDING SETBACK
- SECTION LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BURIED GAS MAIN
- BURIED TELEPHONE LINE
- OVERHEAD UTILITY LINE
- BURIED ELECTRIC LINE
- EXISTING CONCRETE CURB AND GUTTER
- PROPOSED B612 CURB AND GUTTER
- PROPOSED CONCRETE PAVEMENT PER 3/2
- PROPOSED CONCRETE PAVEMENT PER 5/2
- PROPOSED BITUMINOUS PAVEMENT PER 2/2
- PROPOSED BITUMINOUS PAVEMENT PER 1/2
- CONSTRUCT NON-WEAR COURSE

- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE
- SB-X SOIL BORING LOCATION
- X/X DETAIL NUMBER / SHEET NUMBER

N

50 0 50 100
SCALE IN FEET

DATE	REVISION
6/7/23	CITY COMMENTS

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.

SHANE M. NELSON, P.E.
Date 3/8/23 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SGJ
CHECKED BY: TAE

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BLIP V DEVELOPMENT PLANS

PAVING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 12 OF 14 SHEETS

2325.16

Jun 08, 2023 - 4:52pm
K:\PRIVATE\2325.16\ENGINEERING\PLAN DWG\2325.16_PAVING.dwg

PAVING.pdf V2 - Changemark Notes (1 Note)

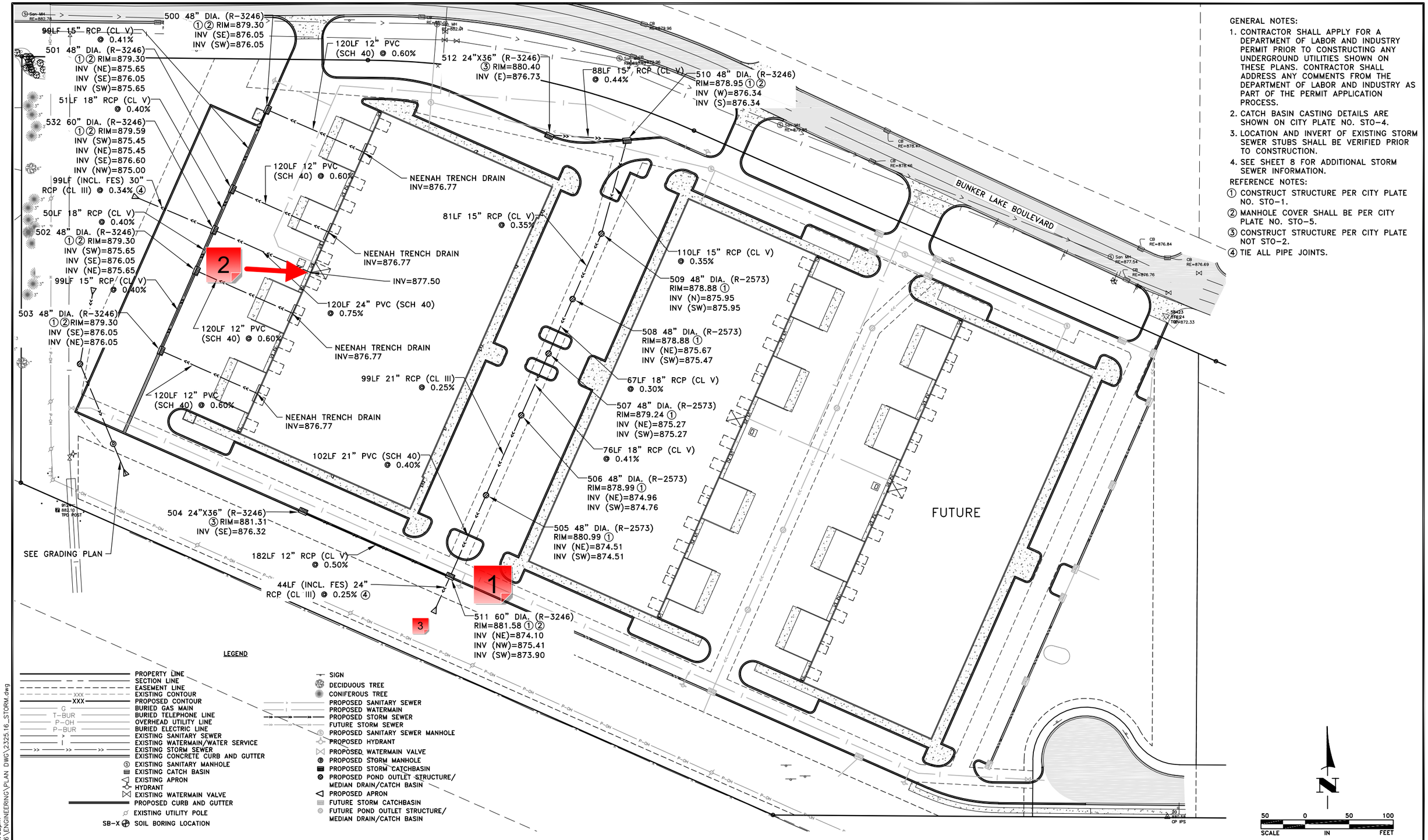
1 - Drive Aisle to the cul-de-sac

Status as of 06/13/2023 09:09 AM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 06/13/2023 09:09 AM
Type: Action
State: For Discussion

Is the pavement section going to be able to support heavy trucks without the wear course? I understand the idea to not potentially damage the wear course during future construction. But if a user for building 5 will have heavy trucks, may want to consider paving this wear course up-front..

--------- 0 Replies ---------



GENERAL NOTES:

1. CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ANY COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.
2. CATCH BASIN CASTING DETAILS ARE SHOWN ON CITY PLATE NO. STO-4.
3. LOCATION AND INVERT OF EXISTING STORM SEWER STUBS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
4. SEE SHEET 8 FOR ADDITIONAL STORM SEWER INFORMATION.

REFERENCE NOTES:

① CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-1.
② MANHOLE COVER SHALL BE PER CITY PLATE NO. STO-5.
③ CONSTRUCT STRUCTURE PER CITY PLATE NOT STO-2.
④ TIE ALL PIPE JOINTS.

DATE	REVISION
6/7/23	CITY COMMENTS

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.

SHANE M. NELSON, P.E.
Date 3/8/23 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SGJ
CHECKED BY: TAE

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BLIP V DEVELOPMENT PLANS

STORM SEWER PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 11 OF 14 SHEETS

2325.16

Jun 08, 2023 - 4:52pm
K:\PRIVATE\2325.16\ENGINEERING\PLAN DWG\2325.16_STORM.dwg

STORM SEWER.pdf V2 - Changemark Notes (3 Notes)

1 - Watermain Storm Crossing

Status as of 06/09/2023 01:28 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 01:28 PM
Type: Action
State: For Discussion

This looks like the storm and water will be very close in elevation. Provide minimum 18" separation and insulate if less than 24"

--------- 0 Replies ---------

2 - Drain Elevation

Status as of 06/09/2023 01:42 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 01:42 PM
Type: Action
State: For Discussion

With 883.00' FFE, bottom of footing should be at ~878.75'. It looks like this 24" line may intersect with that footing

--------- 0 Replies ---------

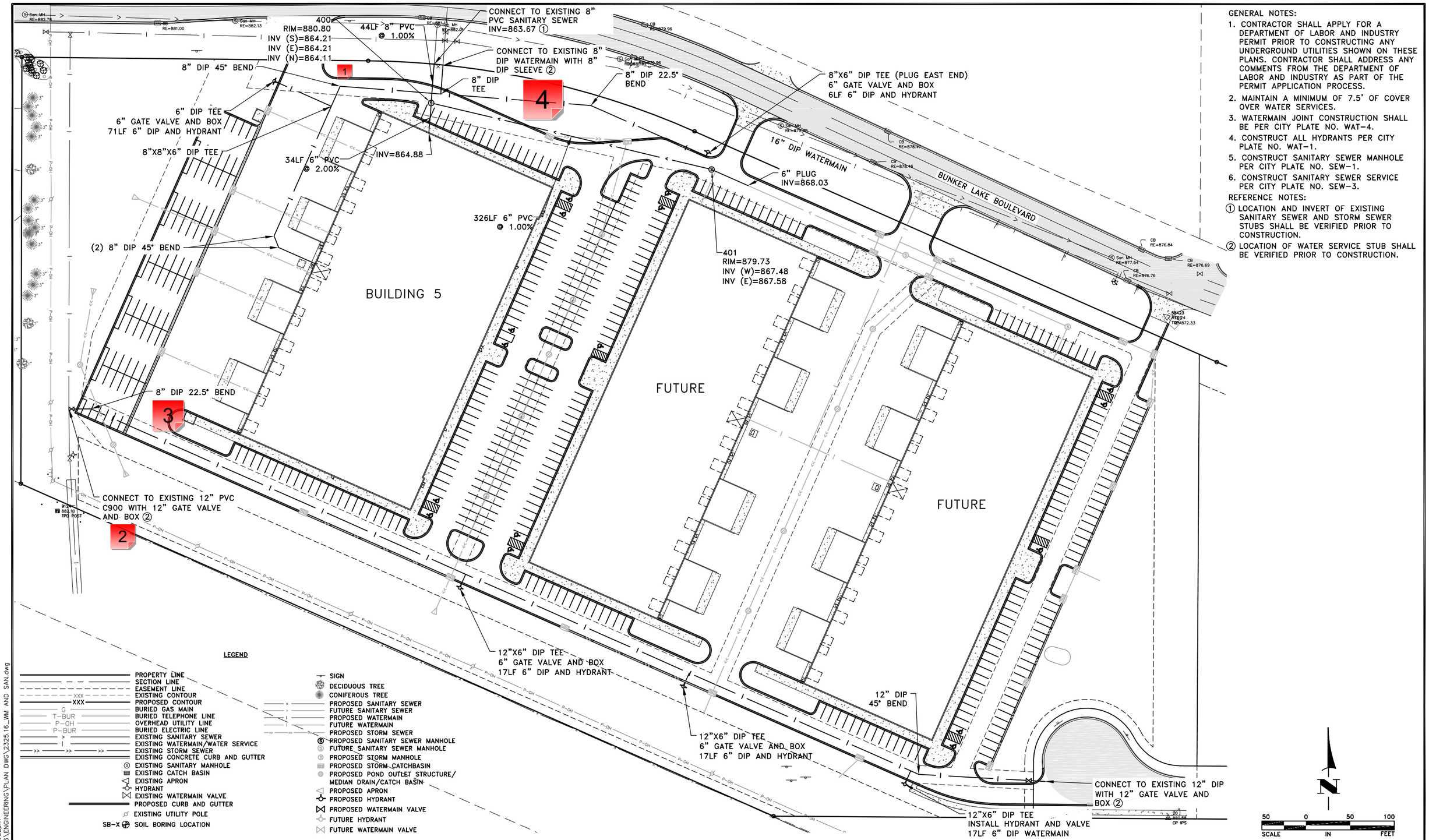
3 - FES Inverts

Status as of 06/13/2023 08:59 AM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 06/13/2023 08:59 AM
Type: Action
State: For Discussion

Call out inverts of aprons.

--------- 0 Replies ---------



GENERAL NOTES:

1. CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ANY COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.
2. MAINTAIN A MINIMUM OF 7.5' OF COVER OVER WATER SERVICES.
3. WATERMAIN JOINT CONSTRUCTION SHALL BE PER CITY PLATE NO. WAT-4.
4. CONSTRUCT ALL HYDRANTS PER CITY PLATE NO. WAT-1.
5. CONSTRUCT SANITARY SEWER MANHOLE PER CITY PLATE NO. SEW-1.
6. CONSTRUCT SANITARY SEWER SERVICE PER CITY PLATE NO. SEW-3.

REFERENCE NOTES:

① LOCATION AND INVERT OF EXISTING SANITARY SEWER AND STORM SEWER STUBS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

② LOCATION OF WATER SERVICE STUB SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

LEGEND

- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BURIED GAS MAIN
- BURIED TELEPHONE LINE
- OVERHEAD UTILITY LINE
- BURIED ELECTRIC LINE
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN/WATER SERVICE
- EXISTING STORM SEWER
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING APRON
- HYDRANT
- EXISTING WATERMAIN VALVE
- PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- SB-X SOIL BORING LOCATION
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- PROPOSED SANITARY SEWER
- FUTURE SANITARY SEWER
- PROPOSED WATERMAIN
- FUTURE WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER MANHOLE
- FUTURE SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED POND OUTLET STRUCTURE/ MEDIAN DRAIN/CATCH BASIN
- PROPOSED APRON
- PROPOSED HYDRANT
- PROPOSED WATERMAIN VALVE
- FUTURE HYDRANT
- FUTURE WATERMAIN VALVE

SCALE 50 0 50 100 IN FEET

DATE	REVISION
4/21/23	REVISE WATER SERVICE
6/7/23	CITY COMMENTS

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.

SHANE M. NELSON, P.E.
Date 3/8/23 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SGJ
CHECKED BY: TAE

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BLIP V DEVELOPMENT PLANS

WATERMAIN AND SANITARY SEWER PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 14 SHEETS

2325.16

Jun 08, 2023 - 4:52pm
K:\PRIVATE\2325.16\ENGINEERING\PLAN DWG\2325.16_WM AND SAN.dwg

WATER & SEWER.pdf V2 - Changemark Notes (4 Notes)

1 - 8" DIP 45 Deg Bend

Status as of 06/09/2023 02:06 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 02:06 PM
Type: Action
State: For Discussion

This looks like much more than a 45 Deg angle, is an additional bend required?

--------- 0 Replies ---------

2 - Wet Tap

Status as of 06/09/2023 02:08 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 02:08 PM
Type: Action
State: For Discussion

It looks like this would actually be a 12"x12" wet tap with 12" GV and box correct?

--------- 0 Replies ---------

3 - 8" DIP 22.5 Deg Bend

Status as of 06/09/2023 02:16 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 02:16 PM
Type: Action
State: For Discussion

Looks like this should be a 12" bend

--------- 0 Replies ---------

4 - Connect to existing WM

Status as of 06/09/2023 02:18 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 02:18 PM
Type: Action
State: For Discussion

No sleeve should be required to connect to existing WM. Avoid sleeves wherever possible.

--------- 0 Replies ---------

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

RESOLUTION #23-136

RESOLUTION APPROVING THE FINAL PLAT, SITE PLAN, AND DEVELOPMENT AGREEMENT FOR BUNKER LAKE INDUSTRIAL PARK FOURTH ADDITION

WHEREAS, PSD, LLC, hereafter referred to as "Developer", properly applied for Site Plan and Final Plat approval of the following described property located in the City of Ramsey:

Outlot A, Bunker Lake Industrial Park 3rd Addition, Anoka County, Minnesota

Or upon platting:

Lots 1-2, Block 1, Bunker Lake Industrial Park Fourth Addition, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the Planning Commission reviewed the Final Plat and Site Plan on June 22, 2023; and

WHEREAS, the City Council reviewed the Final Plat and Site Plan of Bunker Lake Industrial Park on July 11, 2023.

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 approval of the Final Plat and Site Plan for Bunker Lake Industrial Park Fourth Addition in accordance with relevant City Codes, subject to the following conditions:

    a) Compliance with the Staff's review comments.
    b) Approval by the City Engineer and City Attorney.
    c) The Developer entering into a Development Agreement with the City.
    d) That the development of Lot 2 is still subject to Site Plan review.
    e) The Developer obtaining the necessary permit(s) from the Lower Rum River Watershed Management Organization.

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 11th day of July, 2023.

Mayor

ATTEST:

City Clerk

Regular Planning Commission **6. 4.**

Meeting Date: 06/22/2023

By: Todd Larson, Community Development

Information

Title:

PUBLIC HEARING - Aldi - Site Plan Review at 7992-7994 Sunwood Drive NW.

Purpose/Background:

ISG Inc. has submitted an application on behalf of Aldi Inc. (the Applicant) for a new 20,664 sq.ft. grocery store at the southwest corner of the Sunwood Drive roundabout. The site is within COR-2b subdistrict where retail uses are permitted. The building and site are subject to a Site Plan Review. The current site consists of three platted parcels that will be replanted into two lots--one for the grocery store and one for a future user.

The property is owned by the City and the applicant has been working with the EDA and Economic Development staff on matters pertaining to the sale of the site.

Notification:

Property owners within 700 feet were sent a mailed notification. A "proposed development" sign was placed at the site near the north driveway. A legal notice was placed in the June 9 Anoka Union Hearld Newspaper.

Observations/Alternatives:

Site Layout

The proposed grocery store sits on the eastern part of the site with the front entrance at the northwest corner of the building. The parking lot takes up the western part of the lot. Along the southwestern part of the site, a space is reserved for a future user. No user is identified at this time. When a business is interested in locating there, a land use application will be made for it. The site is set up for a shared parking lot with additional spaces likely with the addition of the future user. A concept plan is included in the attached civil plan set.

Building Design

The one-story 20,664 square foot building has a primary building material of brick with woodgrain Nichiha and smooth metal panel accents. A notable angled raised parapet wraps the northwest corner over the entryway. Clear glass windows are located on the corner of the entryway as well.

As a result of the Planning Commission discussion on May 25, the applicant has revised the east elevation to include larger spandrel windows to give the impression of a storefront along Sunwood Drive. One of these windows will have some glass for views out of the employee break room. Also improved from this discussion, the applicant added Nichiha along the southeast corner of the building and added a sign to the south wall for more visual interest.

Along the north side of the building, an area for cart storage is built-in, similar to most other Aldi locations. No cart corrals are located in the parking lot.

Access and Parking

There are two driveway accesses to the site. The eastern driveway is currently used as a shared driveway to access the Northstar Marketplace to the south. This driveway will be striped for two outbound lanes for better traffic flow. The northern driveway is currently a right-in driveway. Staff has requested that this driveway be modified to allow for outbound (right turn only) traffic as an alternative to the eastern driveway as that one is expected to be busy. In the future, the lane divider at the roundabout separating right turning traffic from through/left traffic may need to be removed to accommodate semi-truck traffic better.

For a retail use of this size, 83 parking spaces are required. On the site plan, 100 spaces are shown. The excess is due to "squaring off" the parking lot around the future development site. Based on the applicant's other locations, parking should be sufficient.

Pedestrian Connections

The site is currently fronted by sidewalks on the north and east side. Connections are proposed to the building in three locations. Two are along the north side of the building. One of these northern connections has some steps down from the public sidewalk due to grade change while the other one will meed ADA slope requirements. These two walkways are likely the main connections to the building, especially after the extension of Ramsey Parkway is constructed to the east. A third connection is located along the southern side of the building. This walkway crosses the loading dock. Special attention was made to try to make this connection as pleasant and safe as possible by continuing the concrete surface in the area for a visual cue of a walkway.

Near the customer entrance is a small plaza area that includes a bicycle rack.

Landscaping and Screening

The applicant provided a landscape plan that has several trees and shrubs located across the site. The EPB reviewed the plan at its meeting on June 12.

Along the eastern side of the building, a gas meter and other utility panels are shown. The applicant is proposing to add several large shrubs to help screen these meters.

Several HVAC units will be located on the roof. These units will be screened by the entry parapet and screening panels complementary to the building's colors. These panels are shown on the architectural plans.

Utilities

The site is served by municipal services.

Signs

The building will have wall signage on all four sides as each side is fronting the street or a customer area. At the northwest corner of the site, a 50-foot tall pylon sign is proposed, similar to the sign that was previously approved for a development in this area that did not come to fruition.

Plat

The site is comprised of three platted lots currently. A plat named COR Four is proposed to reconfigure the three lots into two. This plat is being considered as a final plat that will be considered by the City Council. Standard development fees and park dedication were paid by the previous developer and are not collected again with a replat. There are some easements that are proposed to be vacated and re-established with the new plat.

Alternatives to Consider:

1. Recommend approval of the proposal as recommended by staff.
2. Recommend approval of the proposal with modifications that the Planning Commission sees appropriate.
3. Recommend denial of the proposal based on certain findings.

Funding Source:

All costs associated with this proposal are the responsibility of the applicant.

Recommendation:

Staff recommends approval of the Site Plan Review.

Action:

Motion to recommend the City Council adopt Resolution #23-138 for a Site Plan Review of a Retail Building at 7992 Sunwood Drive NW.

Attachments

Location Map
Architectural Plans
SWPPP
Civil Plans
Lighting Plans
Landscape Plans
ACTION - Resolution #23-138
Unresolved Changemarks

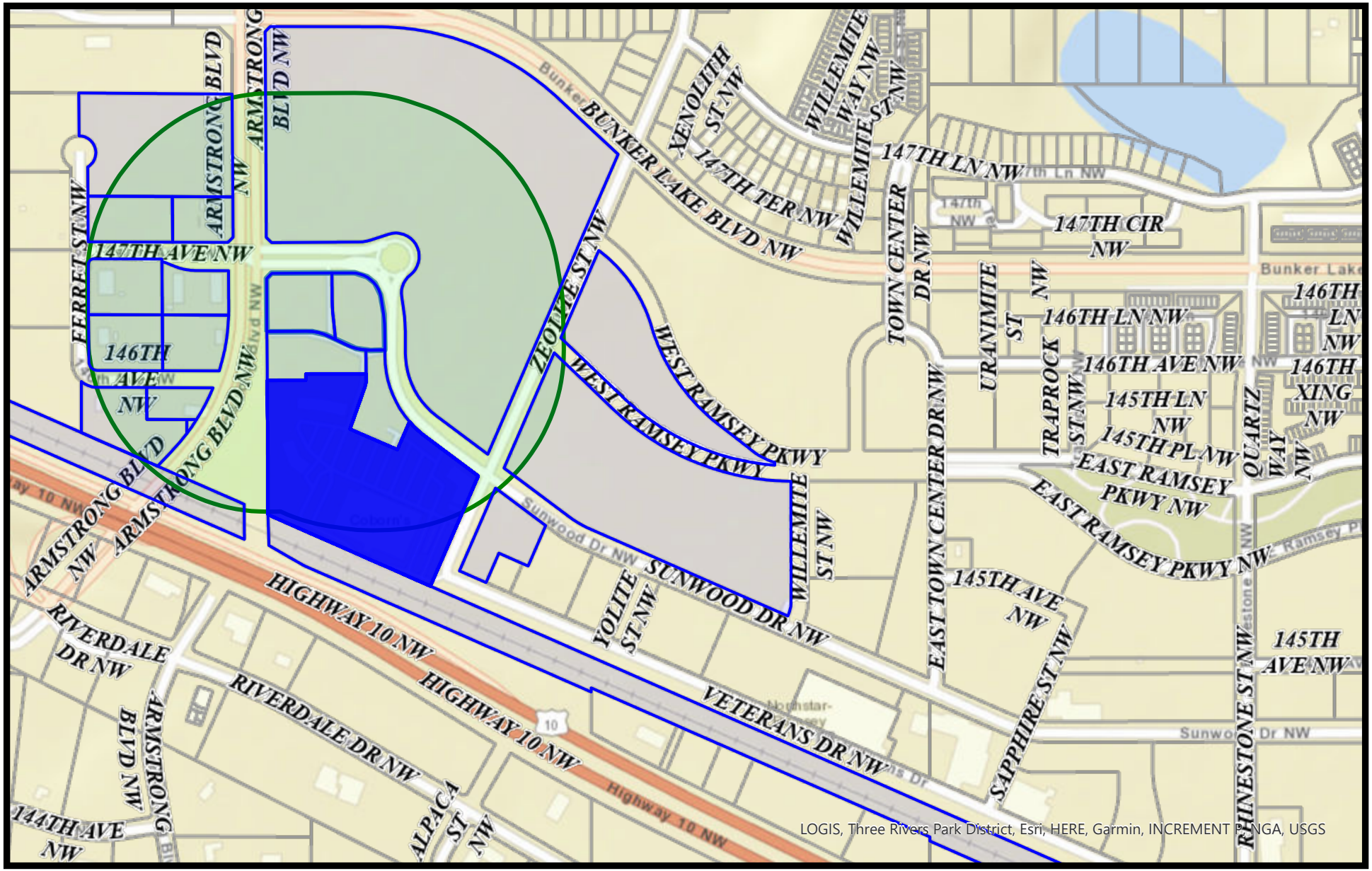
Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/15/2023 04:11 PM
Form Started By: Todd Larson		Started On: 06/13/2023 10:11 AM
Final Approval Date: 06/15/2023		

28-32-25-23-0012
28-32-25-23-0013

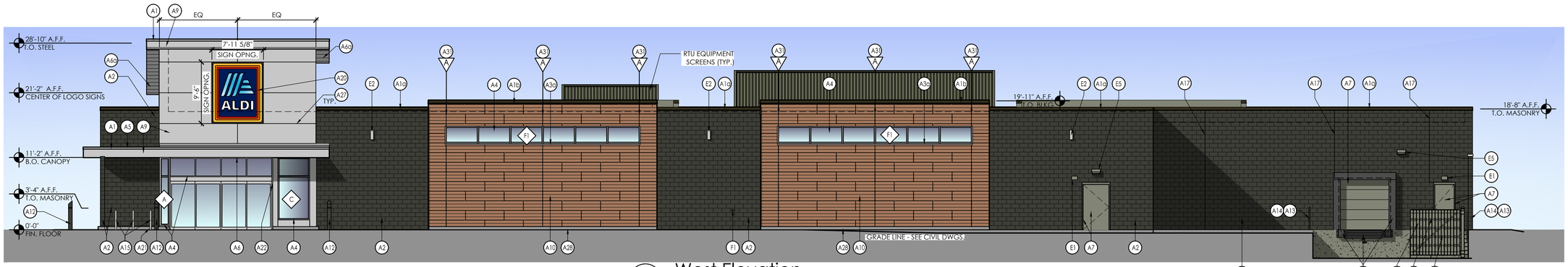
ALDI

700 FT Mailing Map



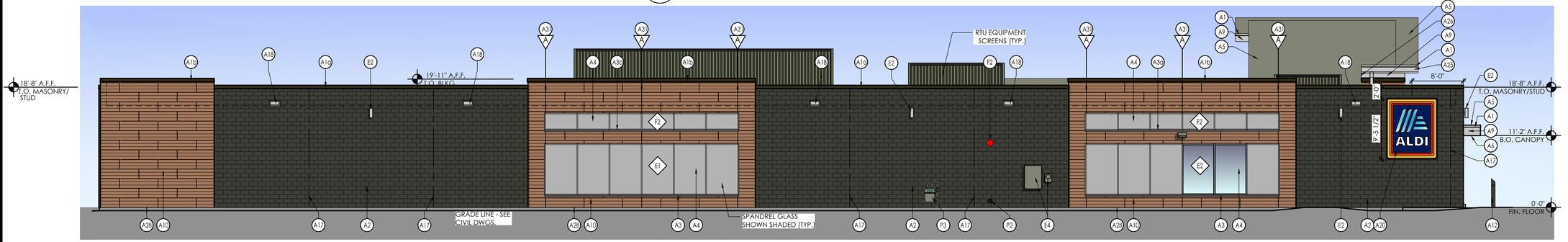
Print Date: June 5, 2023

0 0.040.07 0.15 0.22 0.3 mi



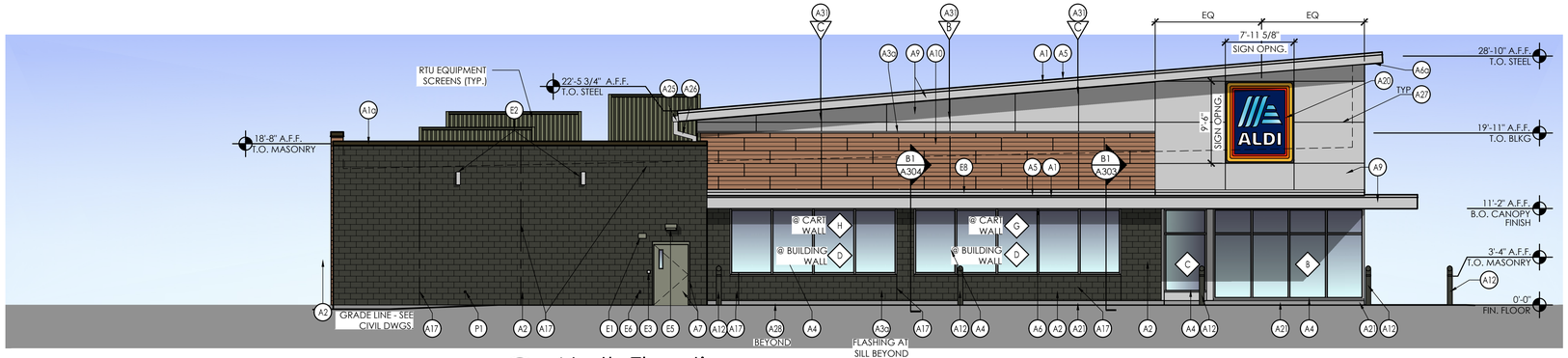
4 West Elevation

SCALE: 1/8" = 1'-0"



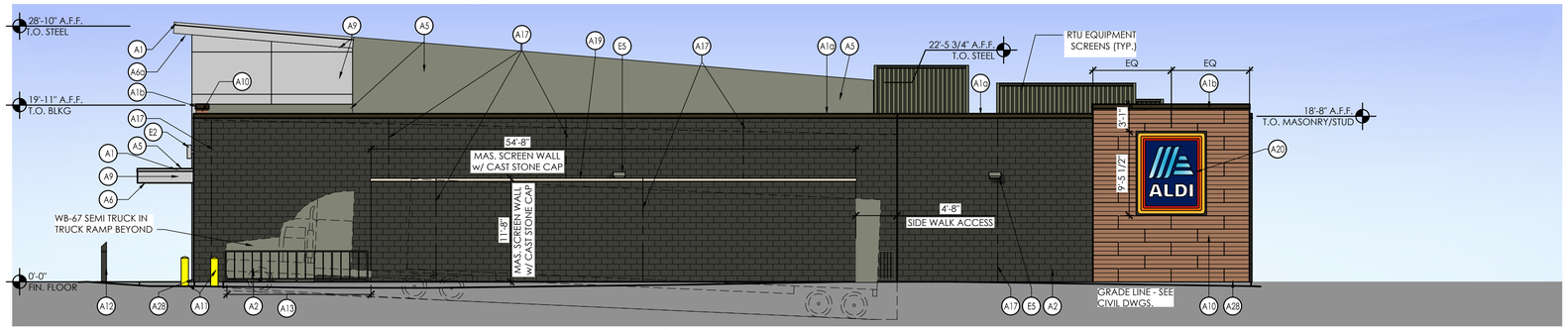
3 East Elevation

SCALE: 1/8" = 1'-0"



2 North Elevation

SCALE: 1/8" = 1'-0"



1 South Elevation

SCALE: 1/8" = 1'-0"

SIGNAGE NOTE:
ONLY THE ALDI LOGO AND ALDI LETTERING ON THE SIGNAGE WILL BE ILLUMINATED. THE RED,ORANGE, YELLOW AND BLUE BACKGROUND WILL NOT BE ILLUMINATED

CEE-2 SIGNAGE			
DESCRIPTION	**QUANTITY**	**SQ. FT. PER SIGN**	**TOTALS**
TOWER SIGN	2	74.9	149.8
SURF. MOUNTED LOGO SIGN	2	74.9	149.8
TOTAL SIGNAGE			299.6
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

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(507) 333-9460
(507) 333-9475 fax

ALDI Inc. Store #: XX
Ramsey, MN

Ramsey, MN
Anoka County
Project Name & Location:

Exterior Elevations
Drawing Name:

Date: 07/22/22

Type: RHSDV7ER

Drawn By: CB

Scale: As Noted

Project No.
23-0230A

CEE-6
Drawing No.

ALDI - Prototype Color Palette

Dark

Masonry:

Spec-Brik: Chesapeake Blend

Metal Coping:

At High Roof & Canopy: Silver

At Brick: Musket Gray

At Nichiha Towers: Cedar

Nichiha Panels:

Exterior Cladding:Cedar

Base Flashing: Cedar

Aluminum Composite Panel:

Bright Silver

Aluminum Sill:

Bright Silver

Cedar

EXTERIOR FINISH SCHEDULE

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1a - PETERSEN ALUM - MUSKET GREY-AT BRICK A1b - PETERSEN ALUM - #'CEDAR 397C0290 SPRAY CODE' - AT NICHIHA TOWERS	SEE SPECIFICATIONS APPENDIX 'B'
A2	**BASE BID (BRICK 'A')** SPEC-BRICK CONCRETE MASONRY VENEER	4Wx8Hx16L CHESAPEAKE BLEND w/ HOLCIM "SMITH GRAY" MORTAR MORTAR ALT: SOLOMON "B5X DARK CHOCOLATE"	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
	ALTERNATE No. 2 (BRICK 'B') QUIK-BRIK CONCRETE MASONRY VENEER	4Wx8Hx16L MAROUS BLEND w/ HOLCIM "SMITH GRAY" MORTAR MORTAR ALT: SOLOMON "B5X DARK CHOCOLATE"	CONTACT ECHELON MASONRY AT 800-899-8455 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
	ALTERNATE No.3 (BRICK 'C') BELDEN BRICK	MODULAR EBONY BLACK BLEND w/ HOLCIM "SMITH GRAY" MORTAR MORTAR ALT: SOLOMON "B5X DARK CHOCOLATE"	CONTACT THE BELDEN BRICK COMPANY AT 330-451-2031 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A3	PREFINISHED ALUM. SILL FLASHING	A3 - BRIGHT SILVER A3a - PETERSEN ALUM # "CEDAR 397C0290 SPRAY CODE"	
A4	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.	RE: DWG. A602
A5	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	A6 - SOLID PANELS - SILVER METALLIC A6a - 1/2 VENTED PANELS - SILVER METALLIC	RE: DWG. A301-A304
A7	EXTERIOR PAINT		RE: DWG. A603
A8	NOT USED		
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10	NICHIHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'CEDAR'	PANELS SHALL EXTEND ONTO THE ROOF FOR THE FULL DEPTH OF THE BUMPOUT. CONTACT NICHIHA AT 770-805-9466 FOR ORDERING. SEE SPEC FOR TRIM REQUIREMENTS AND ADDITIONAL INFO. ALL INCLUDED TRIM ('H', 'J', 'L', CORNER, ETC) TO MATCH FCP
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	BLRD-4		RE: DWG A603
A13	GUARD RAIL TYPE "A"	GALVANIZED STEEL	RE: DWG B2/A507
A14	GUARD RAIL TYPE "B"	GALVANIZED STEEL	RE: DWG B2/A507
A15	BLRD-3	GALVANIZED	RE: DWG A603
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	PROVIDE BRICK BEHIND DOCK SEAL
A17	MASONRY CONTROL JOINT		MAX 20' OC
A18	SCUPPER, 16" OVERFLOW SCUPPER, COLLECTOR & DOWN SPOUT (SEE PLUMBING DWGS)	MATCH COPING ABOVE	RE: DWG A2/A507
A19	ARCHITECTURAL CAST STONE	TANNERSTONE: AG-1	SEE SPEC FOR ADDITIONAL INFORMATION - MORTAR COLOR TO MATCH CAST STONE
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING SEE DETAIL C1/A504
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS

EXTERIOR FINISH SCHEDULE

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A22	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A23	AUTO DOOR SYSTEM & TRANSOM	ANODIZED ALUMINUM	RE. DWG A601 & A602
A24	NOT USED		
A25	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	
A26	8" X 8" PRE-FINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING	TERMINATE AT CONC. SPLASH BLOCK
A27	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28	NICHIHA FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - #'CEDAR 397C0290 SPRAY CODE'	SEE SPEC FOR ADDITIONAL INFO
A29	NOT USED		
A30	DUMPSTER ENCLOSURE	WINCHESTER GREY	RE. DWG A507
A31	NICHIHA CONTROL JOINT WITH "H" CLIP		
A32	NOT USED		
A33	NOT USED		
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 14'-8" A.F.F.; RE: DWG. A111 FOR DIMENSIONS
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 46" A.F.F., SEE ELEC DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 9'-0" A.F.F., BREAK ROOM WINDOW @ 10'-0" A.F.F. LOADING DOCK - MOUNT @ 12'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX
E7	NOT USED		
E8	EXTERIOR UPLIGHTING FIXTURES	FACTORY FINISH	SEE ELEC DWGS
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
P3	GAS METER	FACTORY FINISH	SEE PLUMBING DWGS
XX	GLAZING KEY		RE: DWG A602
XX	ALIGN KEY		A: ALIGN NICHIHA PANEL JOINTS AND WINDOW MULLIONS B: ALIGN ALUMINUM COMPOSITE PANEL JOINTS AND NICHIHA PANEL JOINTS C: ALIGN NICHIHA PANEL JOINTS, ALUMINUM COMPOSITE PANEL JOINTS, AND WINDOW MULLIONS

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Ramsey, MN

Ramsey, MN
Anoka County
Project Name & Location:

Exterior Finish Schedule

Drawing Name:

Date: 07/22/22	Project No. 23-0230A
Type: RHSDV7ER	
Drawn By: CB	
Scale: As Noted	Drawing No.

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STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

ZPROJECT LOCATION

PROJECT/SITE NAME: ALDI, INC.
PROJECT LOCATION: 7992 SUNWOOD DR NW
CITY/TOWNSHIP: RAMSEY
COUNTY/STATE: ANOKA COUNTY, MINNESOTA
ZIP CODE: 55303

PROJECT DESCRIPTION

THE PROJECT INCLUDES CONSTRUCTION OF AN ALDI GROCERY STORE IN RAMSEY, MINNESOTA. ASSOCIATED SITE IMPROVEMENTS INCLUDE GRADING, UNDERGROUND UTILITY REMOVAL AND INSTALLATION, CURB AND GUTTER, AND PAVEMENT SURFACING.

TENTATIVE CONSTRUCTION SCHEDULE (OPERATOR SHOULD PROVIDE ESTIMATED CONSTRUCTION SCHEDULE TO THE OWNER'S REPRESENTATIVE)	
CONSTRUCTION ACTIVITIES:	**ESTIMATED DATES OF SOIL DISTURBANCE ACTIVITIES:**
CLEARING AND GRUBBING OPERATIONS, GRADING, TEMP, POND	AUGUST - SEPTEMBER 2023
UTILITY REMOVALS	SEPTEMBER – OCTOBER 2023
CURB & GUTTER/SIDEWALK	OCTOBER – NOVEMBER 2023
PAVING	OCTOBER - NOVEMBER 2023
LANDSCAPING, FINAL TURF, MISC.	MARCH – APRIL 2024

PRE-CONSTRUCTION IMPERVIOUS SURFACE AND DISTURBED AREA CALCULATIONS

TOTAL AREA TO BE DISTURBED = 2.70 ACRES MINIMUM AREA REQUIRING MPCA PERMIT = 1.00 ACRES
****AN MPCA NPDES PERMIT IS REQUIRED FOR THIS PROJECT****
IMPERVIOUS AREA: PRE-CONSTRUCTION = 0.48 ACRES/POST-CONSTRUCTION = 2.13 ACRES
NET INCREASE OF IMPERVIOUS AREA = 1.65 ACRES
MINIMUM NEW IMPERVIOUS SURFACE AREA CREATED REQUIRING PERMANENT STORMWATER MANAGEMENT = 1.00 ACRES (BASED ON MPCA PERMIT/CITY CODE/WATERSHED REQUIREMENTS)

CONTACT INFORMATION/RESPONSIBLE PARTIES

THE OWNER OWNS THE LAND, ADJACENT ROADS, AND EASEMENT AREAS ASSOCIATED WITH THE PROJECT. THE OWNER IS THE OWNER CO-PERMITTEE WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT INCLUDING DEVELOPING THIS SWPPP AND THE LONG-TERM MAINTENANCE PLAN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT (IF APPLICABLE). THE OWNER WILL ENSURE THAT THE DESCRIBED WORK IN THE SWPPP IS BEING COMPLETED BY THE OPERATOR PERMITTEE.

OWNER/PERMITTEE: ALDI, INC. (ANDREW MACK, DIRECTOR OF REAL ESTATE)
4201 BAGLEY AVENUE
FAIRBAULT, MN 55021
507-333-9460 / ANDREW.MACK@ALDI.US

THE PRIMARY CONTRACTOR WILL ENTER INTO A CONTRACT WITH THE OWNER TO COMPLETE THE REQUIRED WORK FOR THIS PROJECT. THE PRIMARY CONTRACTOR WILL BECOME (UNDER CONTRACT) THE OPERATOR CO-PERMITTEE APPLYING FOR PERMIT COVERAGE ON THE NPDES PERMIT (THROUGH EXECUTION OF A NPDES PERMIT MODIFICATION FORM), AND THEREBY AGREE TO IMPLEMENT THIS SWPPP IN COOPERATION WITH THE OWNER. THE OPERATOR IS RESPONSIBLE FOR IDENTIFYING AN EROSION CONTROL SUPERVISOR PRIOR TO STARTING CONSTRUCTION (REFER TO SWPPP AMENDMENT SECTION). THE NPDES PERMIT MODIFICATION FORM SHALL BE SUBMITTED TO THE MPCA AFTER THE PROJECT IS AWARDED TO THE OPERATION.

THE OPERATOR WILL ENSURE THAT INDIVIDUALS OVERSEEING OR IMPLEMENTING THE SWPPP HAVE BEEN PROPERLY TRAINED AND THAT CERTIFICATIONS WILL BE MADE AVAILABLE UPON REQUEST. THIS INCLUDES ANY SUB-CONZTRACTORS THAT THE OPERATOR EMPLOYS UNDER SEPARATE CONTRACT. THE OPERATOR WILL PROVIDE THE CONTACT INFORMATION FOR THE EROSION CONTROL SUPERVISOR, SITE SUPERINTENDENT/FOREMAN, AND BMP INSTALLERS. THE EROSION CONTROL SUPERVISOR SHALL BE A RESPONSIBLE EMPLOYEE OF THE PRIME CONTRACTOR AND/OR DULY AUTHORIZED BY THE PRIME CONTRACTOR TO REPRESENT THE PRIME CONTRACTOR ON ALL MATTERS PERTAINING TO THE NPDES CONSTRUCTION STORMWATER PERMIT COMPLIANCE. THE EROSION CONTROL SUPERVISOR SHALL HAVE AUTHORITY OVER ALL OPERATOR ACTIVITIES WHICH INFLUENCE NPDES PERMIT COMPLIANCE, INCLUDING GRADING, EXCAVATION, BRIDGE CONSTRUCTION, CULVERT INSTALLATION, UTILITY WORK, CLEARING/GRUBBING, DEWATERING, AND ANY OTHER OPERATION THAT INCREASES THE EROSION POTENTIAL ON THE PROJECT.

THE OPERATOR WILL PERFORM A PRECONSTRUCTION SITE VISIT TO ADDRESS ANY AREAS OF CONCERN PERTAINING TO ENVIRONMENTAL COMPLIANCE. THE OPERATOR WILL IMPLEMENT AND MAINTAIN BMPS FOR THE DURATION OF CONSTRUCTION PROJECT. THE OPERATOR WILL COMPLETE THE REQUIRED SITE INSPECTIONS, AND IS RESPONSIBLE FOR SECTION 3-4, 6-22, 24, AND APPLICABLE PARTS OF 23, TO REMAIN IN COMPLIANCE WITH NPDES PERMIT.

OPERATOR/PERMITTEE: (TO BE DETERMINED)

ISG INC. HAS BEEN CONTRACTED BY THE OWNER TO DEVELOP THE SWPPP PLAN FOR THIS PROJECT. THIS SWPPP WAS PREPARED BY AN INDIVIDUAL THAT HAS BEEN PROPERLY TRAINED IN ACCORDANCE TO SECTION 21 OF THE NPDES PERMIT (CERTIFICATION CARDS ARE AVAILABLE UPON REQUEST). ISG INC. WILL OFFER GUIDANCE FOR COMPLIANCE WITH THE NPDES PERMIT BEFORE, DURING, AND AFTER CONSTRUCTION OF THE PROJECT.

SWPPP DESIGNER:
ISG INC. (ANDY REINISCH)
7900 INTERNATIONAL DR., SUITE 550
MINNEAPOLIS, MN 55425
952-426-0699/ANDY.REINISCH@ISGINC.COM

AGENCY CONTACTS			
AGENCY	**PERMIT**	**NAME**	**PHONE NUMBER/E-MAIL**
MPCA (EMERGENCY)	N/A	STATE DUTY OFFICER	1-800-422-0798
MPCA	NPDES-CSW #MNR100001	BRIAN GREEN	507-206-2610/BRIAN.GREEN@STATE.MN.US
ACOE	SECTION 404	LEO GRABOWSKI	218-829-8402/LEONARD.A.GRABOWSKI@USACE.ARMY.MIL
DNR	N/A	N/A	N/A
TODD SWCD	WCA	ED UHLENKAMP	320-732-2644/ED.UHLENKAMP@CO.TODD.MN.US
WATERSHED DISTRICT	N/A	N/A	N/A

PERMANENT STORMWATER TREATMENT SYSTEMS

THE NPDES PERMANENT WATER QUALITY VOLUME (SECTION 15) FROM THE NET NEW IMPERVIOUS SURFACES OF THE PROJECT IS PROVIDED IN THE PROPOSED DETENTION BASIN. HYDROLOGIC AND WATER QUALITY MODELING DATA AND THE CONTAMINATION CHECKLIST IS AVAILABLE UPON REQUEST. THE SITE IS ABLE TO MEET THE FULL VOLUME REDUCTION REQUIREMENT DUE TO EXISTING REGIONAL STORMWATER BASINS. SEE STORMWATER REPORT FOR MORE INFORMATION.

LOCATION OF SWPPP COMPONENTS		
DESCRIPTION	**TITLE**	**LOCATION (SHEET NAME)**
SWPPP NARRATIVE	SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
SITE CONDITIONS	SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
SITE MAPS (SOILS, WATER RESOURCES, POTENTIAL POLLUTANT GENERATING ACTIVITIES)	SWPPP MAP, SWPPP NARRATIVE	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED	SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
DIRECTION OF SURFACE WATER FLOW (PRE- & POST- CONSTRUCTION	DRAINAGE PLAN	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
IMPERVIOUS SURFACES	CONSTRUCTION PLAN & PROFILE	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
TEMPORARY EROSION & SEDIMENT CONTROL BMPS FOR STEEP SLOPES (3:1), DNR FISH EXCLUSION "WORK IN WATER RESTRICTIONS" REFER TO SWPPP	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN, SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
PERMANENT EROSION PREVENTION BMPS	TURF ESTABLISHMENT PLAN, SWPPP NARRATIVE	STORMWATER POLLUTION PREVENTION PLAN (SWPPP); SWPPP GENERAL INFORMATION, DETAILS AND NOTES; TURF RESTORATION PLAN
STORM SEWER	DRAINAGE PLAN	STORMWATER POLLUTION PREVENTION PLAN (SWPPP); OVERALL UTILITY PLAN
GRADING	GRADING PLAN	OVERALL GRADING PLAN, NOTES AND EARTHWORK CALCULATIONS
ESTIMATED BMP QUANTITIES	ESTIMATED QUANTITIES	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
BMP DETAILS/SPECIFICATIONS	MISC. DETAILS, SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
HYDROLOGIC/WATER QUALITY MODELING		AVAILABLE UPON REQUEST

EXISTING SITE CONDITIONS, SOILS, & WATER RESOURCES

SOILS AND NATIVE TOPSOIL: NATIVE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR FINAL GRADING OPERATIONS, WHERE INDICATED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. METHODS AND EQUIPMENT TO MINIMIZE SOIL COMPACTION (IN PROPOSED INFILTRATION AREAS, DRIP LINE OF TREES TO BE PRESERVED, ETC.) SHALL BE DETERMINED BY THE OPERATOR'S SWPPP AMENDMENT. TRACKED VEHICLES ARE PREFERRED AND WHEELED VEHICLES ARE DISCOURAGED IN THESE AREAS. THE FOLLOWING USDA-NRCS MAPPED SOILS ARE SHOWN AS NOT HIGHLY ERODIBLE, ON THE COUNTY SOIL SURVEY MAP.

USDA-NRCS MAPPED SOIL SURVEY UNIT NO., NAME, TEXTURE, SLOPE PERCENTAGE	**PERCENTAGE OF PROJECT AREA**	**APPROXIMATE PARTICLE SIZE RANGE *(MM)***		
		SAND (0.05-2.00+)	**SILT (0.002-0.05)**	**CLAY (<0.002)**
D20A – ISAN-ISAN, FREQUENTLY PONDED, COMPLEX 0-2% SLOPES	**90.7 %**	60-70%	20-30%	5-10%
D67A – HUBBARD LOAMY SAND, 0-2% SLOPES	9.2 %	80-90%	5-10%	5-10%
DP – DUELM LOAMY SAND, 0-2% SLOPES	0.1 %	80-90%	5-10%	5-10%

DESCRIPTION OF RECEIVING WATERS (LOCATED WITHIN 1-MILE): STORMWATER FROM THIS PROJECT WILL BE CONVEYED INTO A STORM SEWER NETWORK AND DIRECTED TO EXISTING STORMWATER PONDS. PROJECT DISCHARGE POINTS (OVERFLOWS FROM THE SITE) DISCHARGE TO A REGINAL BASIN SOUTH EAST OF THE SITE. ADJACENT PROPERTIES RECEIVE A MINIMAL AMOUNT OF STORMWATER RUNOFF FROM PERVIOUS AREAS (0.18 ACRES OR <7% OF TOTAL PROJECT AREA). HYDROLOGIC AND WATER QUALITY MODELING DATA IS AVAILABLE UPON REQUEST.

DESCRIPTION OF IMPAIRED WATERS OR WATER SUBJECT TO TMDLS: A SPECIAL AND IMPAIRED WATERS SEARCH WAS COMPLETED USING THE MPCA SEARCH ENGINE (HTTPS://MPCA.MAPS.ARCGIS.COM/APPS/WEBAPPVIEWER/INDEX.HTML?ID =E03EF170FA3E41F6BE92F9FAFEC100CC) ON 04/27/2023. BASED ON THIS REVIEW, THE FOLLOWING SPECIAL OR IMPAIRED WATERS (WITH CONSTRUCTION RELATED IMPAIRMENTS) ARE LOCATED WITHIN ONE MILE OF AND DOWNSTREAM OF ANY PROJECT DISCHARGE POINTS THAT WILL RECEIVE STORMWATER: MISSISSIPPI RIVER (AUID 07010206-805) IS IMPAIRED (AQC, AQL, AQR), THEREFORE SECTION 23 REQUIREMENTS APPLY TO THIS PROJECT.

DISCHARGES TO SPECIAL IMPAIRED WATERS (SECTION 23)
ALL REQUIREMENTS IN SECTION 23 ARE IN ADDITION TO BMPS ALREADY SPECIFIED IN THE PERMIT. WHERE PROVISIONS OF SECTION 23 CONFLICT WITH REQUIREMENTS ELSEWHERE IN THE PERMIT, THE PROVISIONS IN SECTION 23 TAKE PRECEDENCE. ALL BMPS USED TO COMPLY WITH THESE ITEMS MUST BE DOCUMENTED IN THE SWPPP FOR THE PROJECT.

23.9 EXPOSED SOILS: OPERATOR SHALL STABILIZE ALL EXPOSED SOIL AREAS WITHIN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

23.10 TEMPORARY BASIN: OPERATOR SHALL ADHERE TO THE REQUIREMENTS DESCRIBED IN ITEM 14.1-14.10 OF THE NPDES CONSTRUCTION PERMIT FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED.

23.11 BUFFER ZONE: AN UNDISTURBED BUFFER ZONE OF NOT LESS THAN 100 LINEAR FEET FROM THE SPECIAL WATER (NOT INCLUDING TRIBUTARIES) SHALL BE MAINTAINED AT ALL TIMES. EXCEPTIONS FROM THIS REQUIREMENT FOR AREAS, SUCH AS WATER CROSSINGS, LIMITED WATER ACCESS AND RESTORATION OF THE BUFFER ARE ALLOWED IF THE PERMITTEE FULLY DOCUMENTS IN THE SWPPP THE CIRCUMSTANCES AND REASONS THAT THE BUFFER ENCROACHMENT IS NECESSARY. REPLACEMENT OF EXISTING IMPERVIOUS SURFACE WITHIN THE BUFFER IS ALLOWED UNDER THIS PERMIT. ALL POTENTIAL WATER QUALITY, SCENIC AND OTHER ENVIRONMENTAL IMPACTS OF THESE EXCEPTIONS MUST BE MINIMIZED BY THE USE OF ADDITIONAL OR REDUNDANT BMPS AND DOCUMENTED IN THE SWPPP FOR THE PROJECT.

23.12 TEMPERATURE CONTROLS: THE PERMANENT STORMWATER MANAGEMENT SYSTEM MUST BE DESIGNED SUCH THAT THE DISCHARGE FROM THE PROJECT WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING FROM THE 1-AND 2-YEAR 24-HOUR PRECIPITATION EVENTS. THIS INCLUDES ALL TRIBUTARIES OF DESIGNATED TROUT STREAMS WITHIN THE PLSS SECTION THAT THE TROUT STREAM IS LOCATED. ALL STORMWATER ROUTED TO THE STORMWATER SYSTEM MUST DISCHARGE WITHIN 24 HOURS. PROJECTS THAT DISCHARGE TO TROUT STREAMS MUST MINIMIZE THE IMPACT USING ONE OR MORE OF THE FOLLOWING MEASURES, IN ORDER OF PREFERENCE:
A. PROVIDE STORMWATER INFILTRATION OR OTHER VOLUME REDUCTION PRACTICES AS DESCRIBED IN ITEM 15.4-15.5.
B. PROVIDE STORMWATER FILTRATION AS DESCRIBED IN ITEM 17.1-17.11.
C. MINIMIZE THE DISCHARGE FROM CONNECTED IMPERVIOUS SURFACES BY DISCHARGING TO VEGETATED AREAS, OR GRASS SWALES, AND THROUGH THE USE OF OTHER NON-STRUCTURAL CONTROLS.
D. IF A DRY POND IS USED, THE DESIGN MUST INCLUDE AN APPROPRIATE COMBINATION OR MEASURES SUCH AS SHADING, VEGETATED SWALE DISCHARGES OR CONSTRUCTD WETLAND TREATMENT CELLS THAT LIMIT TEMPERATURE INCREASES.
E. OTHER METHODS THAT MINIMIZE ANY INCREASE IN THE TEMPERATURE OF THE TROUT STREAM.

23.13 INSPECTIONS: PERMITTEES MUST CONDUCT ROUTINE SITE INSPECTIONS ONCE EVERY THREE (3) DAYS AS DESCRIBED IN ITEM 11.2.

23.14 TREATMENT: IF DISCHARGES TO PROHIBITED WATERS CANNOT PROVIDE VOLUME REDUCTION EQUAL TO ONE (1) INCH TIMES THE NET INCREASE OF IMPERVIOUS SURFACES AS REQUIRED IN ITEM 15.4 AND 15.5, PERMITTEES MUST DEVELOP A PERMANENT STORMWATER TREATMENT PLAN THAT WILL RESULT IN NO NET INCREASE OF TSS OR PHOSPHORUS TO THE PROHIBITED WATER. PERMITTEES MUST KEEP THE PLAN IN THE SWPPP FOR THE PROJECT.

POTENTIAL FOR SEDIMENT AND/OR OTHER POLLUTANT(S) DISCHARGING FROM THE PROJECT SITE

THE TEMPORARY EROSION AND SEDIMENT CONTROL BMPS IN THIS SWPPP HAVE BEEN DESIGNED TO MINIMIZE THE POTENTIAL OF SEDIMENTS DISCHARGING OFF-SITE FROM A 0.5 INCH RAINFALL WITHIN A 24 HOUR PERIOD. THE NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATE FOR THE PROJECT LOCATION WAS REVIEWED AND USED FOR ANTICIPATED INSPECTION FREQUENCY, BMP DESIGN, AND ESTIMATING CONSTRUCTION ACTIVITIES IN THIS SWPPP. ATLAS 14 RESULTS DO NOT NECESSARILY REFLECT ANY DESIGN CRITERIA IN THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

ROUTINE INSPECTION AND BMP MAINTENANCE BY THE OPERATOR IS CRUCIAL IN ENSURING THE FUNCTIONALITY OF EACH BMP. STEEP SLOPES AND OTHER ENVIRONMENTALLY SENSITIVE AREAS THAT ARE AT A HIGHER RISK OF SEDIMENTATION ARE DEFINED IN THIS SWPPP (IF APPLICABLE).

CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED

AREAS NOT TO BE DISTURBED ARE TO BE DELINEATED BEFORE WORK BEGINS. PERMITEES ARE RESPONSIBLE FOR PRESERVING A 50 FOOT NATURAL BUFFER OR (IF INFEASIBLE AND DOCUMENTED) PROVIDE REDUNDANT SEDIMENT CONTROL BMPS, WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET AND RECEIVES DRAINAGE FROM THE PROJECT'S GRADING LIMITS. THIS REQUIREMENT DOES NOT APPLY TO ADJACENT ROAD SIDE DITCHES, JUDICIAL/COUNTY DITCHES, STORMWATER CONVEYANCES, STORM DRAIN INLETS, AND SEDIMENT BASINS.

THERE IS NO CONSTRUCTION PHASING OR STAGING DEFINED BY THE OWNER FOR THIS PROJECT. THE SCHEDULE FOR INSTALLING TEMPORARY BMPS SHALL BE INCORPORATED INTO THE OPERATOR'S WEEKLY SCHEDULE FOR EACH CONSTRUCTION STAGE AND PRESENTED TO THE OWNER'S REPRESENTATIVE (PER MNDOT SPEC 1717.D). THE PROJECT'S CONSTRUCTION PHASING AND STAGING IS DEFINED BY THE "CONSTRUCTION STAGING & TRAFFIC CONTROL PLAN" AND PROJECT SPECIFICATIONS.

ENVIRONMENTALLY SENSITIVE AREAS

STEEP SLOPES: EXISTING AND PROPOSED SLOPES 1 IN 3 (33.33%) AND STEEPER THAT ARE PROPOSED TO BE DISTURBED ARE ILLUSTRATED ON THE PLAN SHEETS. STEEP SLOPES MAY BE TEMPORARILY CREATED DURING GRADING OPERATIONS IF NECESSARY, AT WHICH TIME TEMPORARY BMPS MUST BE IMPLEMENTED BY THE OPERATOR (THROUGH AN APPROVED SWPPP AMENDMENT) WITHIN 7 DAYS OF NO LONGER WORKING THE STEEP SLOPE.

CONTAMINATED PROPERTIES: THE MPCA'S "WHAT'S IN MY NEIGHBORHOOD" DATABASE WAS REVIEWED ON 04/27/2023 (WWW.PCA.STATE.MN.US/DATA/WHATS-MY-NEIGHBORHOOD) AND A CONTAMINATION ASSESSMENT WAS PERFORMED (AVAILABLE UPON REQUEST). THE RESULTS OF THIS REVIEW SHOW NO KNOWN CONTAMINATED PROPERTIES OR LEAK SOURCES LOCATED WITHIN AND ADJACENT TO THE PROJECT LIMITS.

STORMWATER POLLUTION MITIGATION MEASURES (AS IDENTIFIED FROM ENVIRONMENTAL REVIEW): NO FORMAL ENVIRONMENTAL REVIEW WAS REQUIRED FOR THIS PROJECT, THEREFORE, NO ADDITIONAL STORMWATER RELATED MITIGATION MEASURES APPLY.

KARST AREAS: THERE ARE NO KNOWN ACTIVE KARST AREAS WITHIN OR ADJACENT TO THE PROJECT LIMITS.

SITE PLAN REQUIRED AREAS: NO AREAS OF "HIGH ENVIRONMENTAL RISKS" ARE KNOWN TO BE LOCATED WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT LIMITS.

FLOOD CONTINGENCY PLAN: PROJECT ACTIVITIES MAY NOT OCCUR WITHIN THE 100-YEAR FLOODPLAIN OR FLOODWAY, THEREFORE, THE PROJECT ENGINEER (AT THEIR DISCRETION) MAY REQUIRE A PREVENTATIVE FLOOD CONTINGENCY PLAN FOR SPECIFIC PROJECT ACTIVITIES AND AREAS IF SEASONAL PRECIPITATION POSSES A POTENTIAL RISK OF FLOODING WORK AREAS WITHIN THE PROJECT LIMITS. THIS PLAN SHALL BE SUBMITTED BY THE OPERATOR TO THE OWNERS REPRESENTATIVE FOR APPROVAL A MINIMUM OF 72 HOURS PRIOR TO THE SCHEDULED WORK AND/OR DURING ACTIVE WORK WITHIN THE FLOODPLAIN. NO WORK WITHIN THE FLOODPLAIN CAN COMMENCE UNTIL WRITTEN APPROVAL/NOTICE TO PROCEED FROM THE OWNERS REPRESENTATIVE IS RECEIVED.

FISH EXCLUSION DATES: FISH EXCLUSION DATES ARE NOT APPLICABLE TO THIS PROJECT LOCATION.

AQUATIC INVASIVE SPECIES: ALL IN-STREAM AND DEWATERING EQUIPMENT SHALL BE DECONTAMINATED OF ALL AQUATIC PLANTS AND PROHIBITED INVASIVE SPECIES PRIOR TO USING WITHIN SURFACE WATERS ON-SITE AND TRANSPORTING OFF-SITE. ALL DECONTAMINATION ACTIVITIES SHALL MEET THE CHAPTER 1 STANDARDS OF THE MINNESOTA DNR'S BEST PRACTICES MANUAL FOR MEETING DNR GENERAL PUBLIC WATERS WORK PERMIT GP 2004-0001.

WETLANDS: NO WETLANDS EXIST WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT LIMITS.

APPLICABLE FEDERAL, TRIBAL, STATE OR LOCAL PROGRAMS: THE PROJECT FALLS UNDER THE JURISDICTION OF SEVERAL ENTITIES, AS IDENTIFIED IN THE "AGENCY CONTACTS' TABLE ON PAGE 1 OF THE SWPPP. THE MORE STRINGENT OF LOCAL VS. STATE VS. FEDERAL RULES SHALL APPLY WHERE THEY CONFLICT. INFORMATION PERTAINING TO THE STATE NPDES PERMIT CAN BE FOUND AT: (HTTP://WWW.PCA.STATE.MN.US/INDEX.PHP/WATER/WATER-TYPES-AND-PROGRAMS/STORMWATER/CONSTRUCTION-STORMWATER). THE OPERATOR IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE PERMITS, MNDOT SPECIAL PROVISION, MNDOT SPEC BOOK (2018 EDITION), MNDOT SPECIFICATIONS 1717.

SEQUENCE OF CONSTRUCTION/TIMING OF BMP INSTALLATION

NO CONSTRUCTION OPERATIONS, INCLUDING REMOVALS, THAT REQUIRE EROSION & SEDIMENT CONTROL PER THE SWPPP CAN COMMENCE UNTIL THE OPERATOR'S EROSION CONTROL SUPERVISOR CERTIFIES THE PROPER INSTALLATION OF BMPS AND A CHAIN OF RESPONSIBILITY FOR SWPPP IMPLEMENTATION IS CREATED FOR ALL OPERATORS ON THE SITE. PERIMETER SEDIMENT CONTROLS (SILT FENCE, INLET PROTECTION, CONSTRUCTION ENTRANCES, ETC.) SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. OPERATOR SHALL IMPLEMENT THE NECESSARY ON SITE BMPS IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS TO PREVENT NUISANCE CONDITIONS (MN RULES 7050.2010) FROM ANY DISCHARGES UNDER COVERAGE OF THE NPDES PERMIT. IN SOME CASES, MULTIPLE OR REDUNDANT APPLICATIONS OF SOME BMPS MAY BE NEEDED TO MEET THESE REQUIREMENTS.

INSPECTION PROCEDURES, SWPPP AMENDMENTS, RECORD KEEPING, & TRAINING

1. THE SWPPP MUST BE AMENDED BY THE OPERATOR WHEN THE IDENTITY OF THE RESPONSIBLE SITE OPERATORS (EROSION CONTROL SUPERVISOR, SUB-CONTRACTORS, ETC.) ARE KNOWN.

2. THE OPERATOR MUST INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. THE OPERATOR SHALL PROVIDE A RAINFALL GAUGE ON-SITE, WITHIN ONE MILE OF THE SITE, OR SOURCE OF THE WEATHER REPORTING SYSTEM THAT USES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES. THE LOCATION AND SOURCE OF THE RAINFALL GAUGE OR REPORTING SYSTEM MUST BE DOCUMENTED IN THE FIRST SWPPP INSPECTION REPORT. THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE PER MONTH OR SUSPENDED IF SITE CONDITIONS MEET ITEM 11.10 OF THE NPDES PERMIT. ALL INSPECTIONS AND MAINTENANCE CONDUCTED MUST BE RECORDED IN WRITING BY THE OPERATOR AND RETAINED WITH THE SWPPP. THE MPCA SITE INSPECTION FORM IS AVAILABLE FOR OPERATORS TO USE TO COMPLETE THE REQUIRED INSPECTIONS. THE FORM CAN BE FOUND ON THE MPCA WEBSITE OR AVAILABLE UPON REQUEST FOR THE PROJECT OWNER. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
   A. DATE, TIME, AND NAME OF PERSON(S) CONDUCTING INSPECTIONS;
   B. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
   C. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); INCLUDING DOCUMENTATION/PHOTOS OF IMPLEMENTED BMPS INTENDED TO CORRECT A PROBLEM BUT FAILED.
   D. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS;
   E. DOCUMENTATION OF CHANGES MADE TO THE SWPPP.
   F. ALL INSPECTION LOGS MUST BE SUBMITTED TO THE CITY. INSPECTION NOTES AFTER A RAINFALL EVENT AND WEEKLY NOTES MUST BE EMAILED TO THE CITY INSPECTOR. THE COMPLETE HISTORY MUST BE SUBMITTED PRIOR TO FINALIZING THE PROJECT.

	Issued:	Date:
A	CITY SUBMITTAL #1	05/12/23
B	CITY SUBMITTAL #2	06/06/23
C		
D		
E		

	Revisions:	Date:
1		
2		
3		
4		
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6		
7		
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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.

RYAN J. ANDERSON

Ryan Anderson

DATE 06/06/2023 LIC. NO. 55938

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

ISG

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Project Name & Location:

SWPPP NARRATIVE

Drawing Name:

Type: V7.0 ER	ISG Project No. 23-21339
Drawn By: AJR	
Designed By: AJR	C-110
Reviewed By: RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION

3. SWPPP AMENDMENTS AND SITE PLANS WILL BE PREPARED BY THE OPERATOR AND SUBMITTED TO THE OWNER FOR REVIEW AND WRITTEN APPROVAL BY THE PROJECT OWNER (OR DESIGNATED REPRESENTATIVE). ALL OWNER ACCEPTED AND DENIED SWPPP AMENDMENTS AND SITE PLANS MUST BE RECORDED IN WRITING AND RETAINED WITH THE SWPPP.

4. THE SWPPP SHALL BE AMENDED TO INCLUDE ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT IDENTIFIED PROBLEMS OR ADDRESS SITUATIONS (UNDER SECTION 6 OF THE NPDES PERMIT), PRIOR TO CONDUCTING SPECIFIC STAGES/PHASES OF THE PROJECT, AS REQUIRED BY THE OWNER AND DEFINED IN THIS PROJECT SWPPP.

THE TABLE BELOW IS A SUMMARY OF THE REQUIRED SWPPP AMENDMENTS:

SUMMARY OF OPERATOR PREPARED SWPPP AMENDMENTS (REQUIRED BY OWNER)		
SWPPP AMENDMENT NAME	**SWPPP AMENDMENT DETAILS**	**SUBMITTAL TIMEFRAME**
OPERATOR CHAIN OF RESPONSIBILITY	REFER TO "CONTACT INFORMATION/RESPONSIBLE PARTIES" SECTION	7 DAY PRIOR TO INITIATING WORK
BMP AMENDMENTS	SUBSTITUTED, ADDITIONAL, OR REDUNDANT BMPS TO COMPENSATE FOR FAILING/FAILED BMPS	DURING/AFTER CONSTRUCTION ACTIVITIES
METHODS TO MINIMIZE SOIL COMPACTION	REFER TO "EXISTING SITE CONDITIONS, SOILS, AND WATER RESOURCES" SECTION	7 DAYS PRIOR TO WORK WITHIN INFILTRATION BASINS AND PRESERVED TREE AREAS
SPILL PREVENTION & RESPONSE PLAN	REFER TO "POLLUTION PREVENTION MANAGEMENT MEASURES"	7 DAY PRIOR TO INITIATING WORK
DEWATERING PLAN	REFER TO "DEWATERING" SECTION	7 DAYS PRIOR TO ACTIVITY

5. THE SWPPP (ORIGINAL OR COPIES), ALL CHANGES TO THE SWPPP, PROJECT MANUAL, AND INSPECTIONS/MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE OPERATOR WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN THE FIELD OFFICE OR ON SITE VEHICLE DURING NORMAL WORKING HOURS. THE PERMITTEES MUST KEEP AND MAKE AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE DAYS THE SWPPP, OTHER STORMWATER RELATED PERMITS, RECORDS OF ALL INSPECTION/MAINTENANCE, ALL PERMANENT OPERATIONS AND MAINTENANCE AGREEMENTS, ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS AND OTHER INFORMATION REQUIRED BY THE GENERAL PERMIT FOR THREE YEARS FOLLOWING THE NOTICE OF TERMINATION.

6. THE OPERATOR MUST ASSIGN A TRAINED INDIVIDUAL(S) (PURSUANT TO SECTION 21) TO OVERSEE THE IMPLEMENTATION, MAINTENANCE, AND REPAIR OF BMPS. THIS INDIVIDUAL(S) SHALL ALSO PERFORM INSPECTIONS, REVISE/AMEND THE SWPPP (DOCUMENT IN SWPPP AS NECESSARY), AND BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE PERMITTED OWNER (OR ITS DESIGNEE), LOCAL GOVERNMENT UNITS, OR MPCA. MNDOT LEAD PROJECTS REQUIRE AVAILABLE ONSITE INSPECTION WITHIN 24 HOURS.

POLLUTION PREVENTION MANAGEMENT MEASURES

POTENTIAL SOURCES OF POLLUTANTS FROM CONSTRUCTION ACTIVITIES INCLUDE:

- SEDIMENT AND FUGITIVE DUST GENERATED FROM CLEARING AND GRUBBING, IMPORT/EXPORT OPERATIONS, REMOVALS/COMPACTION, MASS/FINE GRADING, EXCAVATIONS, TRENCHING, TOPSOIL STRIPPING STOCKPILING, WET/DRY PAVEMENT CUTTING, STREET CONSTRUCTION.
- BASIC/ACIDIC PH LEVELS FROM CURB AND GUTTER, MANHOLE STRUCTURES, SIDEWALKS, DRIVEWAY APRONS, FOUNDATIONS, BRIDGE ABUTMENTS, WET/DRY PAVEMENT CUTTING, MASONRY WASHOUT/CLEANOUT.
- EXCESS NUTRIENTS FROM LANDSCAPING INSTALLATIONS, SOIL ADDITIVES, FERTILIZATION, MULCHING
- HYDROCARBONS FROM STREET CONSTRUCTION, DEMOLITION/REMOVALS, WET/DRY PAVEMENT CUTTING

OPERATOR WILL COMPLY WITH ALL OF THE POLLUTION PREVENTION AND MANAGEMENT MEASURES IDENTIFIED IN THE NPDES-CSW PERMIT. OPERATOR WILL SUBMIT A SPILL PREVENTION AND RESPONSE PLAN (SPRP) TO THE ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITY. THE SPRP MUST SATISFACTORILY ADDRESS (AT A MINIMUM) THE FOLLOWING NPDES REQUIREMENTS BY THE PROPOSED IMPLEMENTATION AND MAINTENANCE OF APPROPRIATE BMPS:

NO-EXPOSURE: CONSTRUCTION AND BUILDING PRODUCTS (THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS), PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPING MATERIALS MUST BE UNDER COVER (PLASTIC SHEETING OR TEMPORARY ROOFS) TO MINIMIZE CONTACT WITH STORMWATER AND PRECIPITATION.

SOLID WASTE: SEDIMENT, ASPHALT, CONCRETE MILLINGS, CONSTRUCTION AND DEMOLITION DEBRIS, AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND SHALL COMPLY WITH MPCA DISPOSAL REQUIREMENTS (CH. 7035).

HAZARDOUS MATERIALS: GAS, DIESEL, OIL, ANTIFREEZE, PAINT SOLVENTS, SOAPS, DETERGENTS, WOOD PRESERVATIVES, CLEANING SOLVENTS, CURING COMPOUNDS, ACIDS, ETC., MUST BE STORED IN SEALED CONTAINERS. SECONDARY SPILL CONTAINMENT IS REQUIRED FOR ALL MATERIALS IF STORED ON-SITE FOR MORE THAN 24 CONSECUTIVE HOURS (DOUBLE WALLED TANKS ARE ACCEPTABLE FOR SECONDARY CONTAINMENT). STORAGE AND DISPOSAL OF HAZARDOUS WASTES AND MATERIALS MUST BE IN COMPLIANCE WITH MPCA REGULATIONS (CH. 7045).

PORTABLE TOILETS: MUST BE POSITIONED AND SECURED SO THEY ARE NOT TIPPED OR KNOCKED OVER. SANITARY WASTE MUST BE PROPERLY DISPOSED OF IN ACCORDANCE WITH MPCA REGULATIONS (CH. 7041).

SPILLED OR LEAKED CHEMICALS: REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICAL OR FUEL WILL BE LOADED OR UNLOADED. PROCEDURES FOR SPILL RESPONSE AND MATERIALS FOR CONTAINMENT, CLEANUP (DRIP PANS, ABSORBENTS, AND SPILL KITS), AND APPROPRIATE DISPOSAL SHALL BE AVAILABLE AT ALL TIMES ON-SITE. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINNESOTA STATUTE 115.061.

EQUIPMENT/VEHICLE WASHING: WHEN VEHICLE/EQUIPMENT WASHING MUST OCCUR ON-SITE, THE ACTIVITY IS LIMITED TO A CONTAINED PORTION OF THE STAGING AREA UNLESS INFEASIBLE THROUGH A SWPPP AMENDMENT. SOAPS, DETERGENTS, AND SOLVENTS ARE TO BE USED AND STORED PROPERLY. RUNOFF MUST BE CONTAINED FROM THE WASHING AREAS AND DISPOSED OF PROPERLY.

CONCRETE, STUCCO, PAINT, CURING COMPOUNDS, SOLVENTS, AND OTHER WASHOUT WASTES: TEMPORARY OR LONG-TERM STORAGE OF WASHOUT WASTE IS PROHIBITED ON-SITE (SLURRY MUST BE HAULED IMMEDIATELY OFF-SITE). OPERATOR MUST SUBMIT A CONCRETE WASHOUT PLAN TO THE PROJECT ENGINEER FOR APPROVAL OF ALL ON-SITE WASHOUT LOCATIONS. ON-SITE WASHOUT LOCATIONS MUST BE LOCATED 200 FEET FROM AN ENVIRONMENTALLY SENSITIVE AREA AND SURFACE WATERS, HAVE "CONCRETE WASHOUT AREA" SIGNAGE, AND BE CONTAINED IN A LEAK PROOF CONTAINER OR IMPERMEABLE LINER. LIQUID AND SOLID WASTES SHOULD NOT CONTACT THE GROUND (UNLESS PERMITTED IN THE CONCRETE WASHOUT PLAN), BE CONTAINED TO PREVENT RUNOFF FROM THE WASHOUT LOCATION, AND MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS.

BURNING: BURNING OF GARBAGE, CONSTRUCTION DEBRIS, TREES, BRUSH, OR OTHER VEGETATIVE MATERIAL IS NOT ALLOWED ON SITE, UNLESS PRIOR APPROVAL IS GRANTED BY THE OWNER.

CONSTRUCTION ACTIVITY REQUIREMENTS: EROSION PREVENTION PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS

THE OPERATOR IS RESPONSIBLE FOR THE INSTALLATION, OPERATION, AND CONTINUED MAINTENANCE OF ALL TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE, UNTIL FINAL STABILIZATION IS ACHIEVED. ALL BMPS MUST BE ADEQUATELY LOCATED, DESIGNED, INSTALLED, AND MAINTAINED TO PREVENT EROSION FROM A MINIMUM 0.5 INCH TOTAL RAINFALL EVENT WITHIN 24 HOURS.

ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED IN THE SWPPP. ALL ERODED MATERIAL THAT LEAVES THE SITE SHALL BE COLLECTED BY THE OPERATOR AND RETURNED TO THE SITE AT THE OPERATOR'S EXPENSE AND INCIDENTAL TO THE PROJECT COST.

TEMPORARY OR PERMANENT STABILIZATION SHALL BE INITIATED AS SOON AS POSSIBLE, BUT NO LATER THAN THE END OF THE NEXT WORK DAY FOLLOWING THE DAY EARTH-DISTURBING ACTIVITIES IN THAT PORTION OF THE SITE HAS TEMPORARILY OF PERMANENTLY CEASED. ALL EXPOSED SOIL AREAS SHALL BE STABILIZED WITHIN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER TEMPORARY NON-VEGETATIVE BMP), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED WITHIN THE 7 DAY TIMEFRAME.

FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.

TEMPORARY STABILIZATION BMPS SHALL ONLY BE IMPLEMENTED WHEN PERMANENT STABILIZATION BMPS CANNOT BE IMPLEMENTED WITHIN THE 7 DAY TIMEFRAME FOR EXPOSED SOILS.

TEMPORARY/PERMANENT DRAINAGE DITCHES & SWALES: THE NORMAL WETTED PERIMETER (2-YEAR, 24-HOUR PRECIPITATION EVENT) OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH, CHANNEL, OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN THE LAST 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER WITHIN 24 HOURS OF CONNECTION. STABILIZATION REMAINING OF THE REMAINING PORTIONS OF THE CHANNEL MUST BE STABILIZED WITHIN 14 DAYS. ALL STORMWATER CONVEYANCE CHANNELS MUST USE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES WITHIN AND ALONG THE LENGTH OF THE CHANNEL AND AT ANY OUTLETS. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A TEMPORARY SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS, HOWEVER, MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM. MULCH, HYDROMULCH, TACKIFIER, OR POLYARCRYLAMIDE BELOW THE WETTED PERIMETER OF A DITCH, SWALE, OR OTHER SURFACE WATER CONVEYANCE IS NOT ACCEPTABLE STABILIZATION.

EROSION CONTROL BLANKETS/MATS: OPERATOR SHALL VERIFY DURING REGULAR INSPECTIONS THAT NO GULLIES, RILLS, OR SCOUR HOLES HAVE FORMED UNDER EROSION CONTROL BLANKETS AND MATS. ALL REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

MULCH: OPERATOR MUST APPLY MULCH IN A UNIFORM PATTERN OVER THE DISTURBED SOILS, TO ACHIEVE A MINIMUM OF 90% GROUND COVER.

DUST CONTROL: DUST FROM THE SITE WILL BE CONTROLLED BY INCREASED STREET SWEEPING AND/OR USING A MOBILE PRESSURE-TYPE DISTRIBUTOR TRUCK TO APPLY POTABLE WATER TO DISTURBED AREAS. THE MOBILE UNIT WILL APPLY WATER AT A RATE NECESSARY TO PREVENT RUNOFF AND PONDING.

STORM SEWER OUTLETS: PIPE OUTLETS MUST HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER HYDRAULIC CONNECTION TO A RECEIVING SURFACE WATER.

TEMPORARY & PERMANENT EROSION PREVENTION BMPS

TYPE 1 MULCH: APPLY TO DISTURBED SLOPES LESS THAN 1:3 (V:H) WITH BLOWER EQUIPMENT OR CONCURRENTLY WITH HYDROMULCH AT 2 TONS/ACRE. IMMEDIATELY OVERSPRAY (IF NOT HYDROMULCHED) WITH TACKIFIER (PER MANUFACTURER'S RECOMMENDED RATES) OR DISC-ANCHORED.

RAPID STABILIZATION METHOD #3: THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREAS WITHIN 200 FEET OF SURFACE WATERS TO PREVENT OFF-SITE SEDIMENTATION AND OR TO COMPLY WITH PERMIT REQUIREMENTS. INSTALL PER MNDOT SPECIFICATIONS 2575.3N.

RAPID STABILIZATION METHOD #4 (WOOD FIBER, NATURAL NET ONLY) IS AN ACCEPTABLE BMP FOR DISTURBED AREAS ADJACENT TO ENVIRONMENTALLY SENSITIVE AREAS, SURFACE WATERS, AND WITHIN THE LAST 200 FEET OF DITCH BOTTOMS.

TEMPORARY WINTER COVER: AREAS OF EXPOSED SOILS THAT ARE NOT COMPLETED BEFORE THE WINTER WILL BE STABILIZED WITH TYPE #3 (CERTIFIED AS WEED FREE) ADJACENT TO WETLAND OR STORMWATER PONDS. ALL OTHER DISTURBED AREAS SHALL BE STABILIZED WITH TYPE #1 MULCH, UNLESS ALTERNATIVE MORE PROTECTIVE BMPS ARE SPECIFIC WITHIN THE SWPPP. ALL EXPOSED SOILS SHALL BE STABILIZED BEFORE CONSTRUCTION IS COMPLETED FOR THE SEASON.

HYDRO-MULCH TYPE #5: HYDRAULIC SOIL STABILIZER IN COMBINATION WITH A TACKIFIER WILL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS TO EXPOSED SOILS AREAS TO PROVIDE TEMPORARY LONG-TERM OR PERMANENT COVER FOR VEGETATION ESTABLISHMENT.

CONSTRUCTION ACTIVITY REQUIREMENTS: SEDIMENT CONTROL PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS

DOWNGRADIENT SYSTEMS: IF THE DOWNGRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES.

PERIMETER CONTROL BMPS (SILT FENCES, CHIP/SLASH MULCH SACKS, BIOROLLS, FLOATING SILT CURTAIN, ETC.): PERIMETER CONTROL BMPS SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER AREAS PRIOR TO INITIATING UPGRADIENT LAND DISTURBANCE ACTIVITIES. UPLAND PERIMETER CONTROL BMPS SHALL BE PLACED AS CLOSE AS POSSIBLE TO FOLLOW A SINGLE CONTOUR ELEVATION. ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED, OR MAINTAINED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. FLOATING SILT CURTAIN SHALL BE INSTALLED AS CLOSE TO THE SHORELINE AS POSSIBLE FOR SHORELAND/IN-WATER SHORT-TERM CONSTRUCTION ACTIVITIES. IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IN THAT AREA IS COMPLETE, AN UPLAND PERIMETER CONTROL MUST BE INSTALLED IF EXPOSED SOILS CONTINUE TO DRAIN TO THE SURFACE WATER.

50 FOOT NATURAL BUFFER(S): REFER TO "CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED" SECTION OF THIS SWPPP.

TEMPORARY SEDIMENTATION BASINS: WHERE TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, A TEMPORARY SEDIMENT BASIN MUST BE PROVIDED PRIOR TO RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS. ALL TEMPORARY BASINS SHALL BE CONSTRUCTED AND OPERATIONAL PRIOR TO GRADING TEN (10) OR MORE ACRES. BASINS MUST PROVIDE A LIVE STORAGE VOLUME FROM A 2-YEAR 24-HOUR STORM EVENT FROM EACH ACRE (DISTURBED AND UNDISTURBED) DRAINING TO THE BASIN OR 1,800 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER. AT A MINIMUM, IF CALCULATIONS ARE NOT PERFORMED, THE BASIN SHALL PROVIDE 3,600 CUBIC FEET OF LIVE STORAGE FROM EACH ACRE. THE BASIN INTAKE MUST BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE, PREVENT SHORT CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS, INCLUDE AN EMERGENCY OVERFLOW ABOVE THE LIVE STORAGE ELEVATION, AND PROVIDE ENERGY DISSIPATION AT THE BASIN OUTLET. BASINS MUST BE DRAINED AND SEDIMENT REMOVED WHEN THE DEPTH OF COLLECTED SEDIMENT IN THE BASIN REACHES 1/2 THE LIVE STORAGE VOLUME. IF A BASIN IS INFEASIBLE WITHIN THE PROJECT LIMITS, EQUIVALENT SEDIMENT CONTROL BMPS MUST BE IMPLEMENTED AND DOCUMENTED IN THE SWPPP OR SWPPP AMENDMENT.

TEMPORARY STOCKPILES: ALL STOCKPILES MUST HAVE SILT FENCE OR EQUIVALENT PERIMETER SEDIMENT CONTROLS IMPLEMENTED AND MAINTAINED AT ALL TIMES. PILES CANNOT BE PLACED IN BUFFER AREAS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS OR CONDUITS AND DITCHES, UNLESS THERE IS A BYPASS IN PLACE TO PREVENT STORMWATER RUN-ON INTO THE STOCKPILE. STABILIZATION ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY, OR ORGANIC COMPONENTS IS NOT REQUIRED.

CONSTRUCTION SITE ENTRANCE/VEHICLE TRACKING: OPERATOR MUST MINIMIZE SEDIMENT FROM LEAVING THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) BY IMPLEMENTING BMPS SUCH AS ROCK PADS, SLASH MULCH, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED DAILY DURING CONSTRUCTION OPERATIONS IF SUCH BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES (ON AND OFF-SITE) WITHIN 24 HOURS OF DISCOVERY OR SOONER AS DIRECTED BY THE PROJECT OWNER. MULTIPLE STREET SWEEPINGS AT THE OPERATOR'S EXPENSE MAY BE REQUIRED ON ALL ENTRY/EXIT POINTS TO THE SITE AT THE DISCRETION OF THE PROJECT OWNER.

SURFACE WATERS: INCLUDING OFF-SITE AND DOWNSTREAM DRAINAGE DITCHES, CATCH BASINS, AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. THE REMOVAL AND STABILIZATION OF EXPOSED SOILS MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE, AND FEDERAL AGENCIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.

INLET PROTECTION: ALL STORM DRAIN INLETS (INCLUDING DOWNGRADIENT, OFF-SITE) MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. SILT FENCE IS NOT AN ACCEPTABLE CATCH BASIN INLET PROTECTION BMP. CONTRACTOR SHALL CLEAN, REMOVE AND DISPOSE OF SEDIMENT, AND/OR REPLACE STORM DRAIN INLET PROTECTION ON A ROUTINE BASIS TO ENSURE THE DEVICE IS FULLY FUNCTIONAL PRIOR TO THE NEXT FORECASTED PRECIPITATION EVENT (30% OR GREATER). INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED BY THE PERMITTEE(S) OR THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT ENGINEER). WRITTEN CORRESPONDENCE REGARDING THE NEED FOR REMOVAL MUST BE DOCUMENTED IN THE SWPPP.

CHEMICAL TREATMENTS: OPERATOR MUST AMEND THE SWPPP TO INCLUDE THE INTENDED USES AND LOCATIONS OF FLOCCULANTS, POLYMERS, AND OTHER SEDIMENTATION TREATMENT CHEMICALS. CHEMICAL TREATMENTS MAY ONLY BE APPLIED IN AREAS WHERE TREATED STORMWATER IS DIRECTED TO A RECEIVING SEDIMENT CONTROL SYSTEM (NOT DIRECTLY DISCHARGED TO NATURAL WATER BODIES). THIS INCLUDES DOCUMENTING THE EXPECTED SOIL TYPES, MANUFACTURER'S RECOMMENDED DOSING, APPLICATION RATES/QUANTITIES, AND MONITORING RESULTS (TURBIDITY, PH).

TEMPORARY & PERMANENT SEDIMENT CONTROL BMPS

A TEMPORARY SEDIMENT BASIN IS NOT REQUIRED BECAUSE LESS THAN FIVE (5) ACRES WILL BE DISTURBED BY PROJECT.

DEWATERING, STREAM DIVERSION, AND BASIN DRAINING

DEWATERING, STREAM DIVERSION, OR BASIN DRAINING IS ANTICIPATED DURING CONSTRUCTION OF THIS PROJECT. STORM SEWER REMOVSAL AND CONSTRUCTION WITHIN THE EXISTING STORMWATER BASIN WILL REQUIRE SITE DEWATERING. WHEN DEWATERING OR BASIN DRAINING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN AND NARRATIVE TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO UNDERTAKING THESE ACTIVITIES. DEWATERING PLAN MUST INCLUDE BMPS TO PREVENT SEDIMENT TRANSPORT, EROSION, AND ADVERSE IMPACTS TO DOWNSTREAM RECEIVING WATERS. THE DEWATERING PLAN MUST ALSO INCLUDE ANY SPECIFIC CHEMICAL TREATMENTS (FLOC, POLYMERS, ETC.) THAT WILL BE USED. IF AN APPROVED TMDL WASTE LOAD ALLOCATION IS ESTABLISHED FOR CONSTRUCTION ACTIVITIES ON A RECEIVING WATERBODY, THE OPERATOR MUST IMPLEMENT ALL NECESSARY BMPS TO MEET THE ASSIGNED WLA. THE DEWATERING PLAN AND DNR APPROPRIATIONS PERMIT WILL BECOME PART OF THE SWPPP. WATER THAT IS TURBID OR HAS SEDIMENT MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN (AND/OR OTHER APPROPRIATE BMPS) ON THE PROJECT SITE WHENEVER POSSIBLE. DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASIN MUST BE VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT IS OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2), IMPACTS TO WETLANDS, AND EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES WILL NOT RESULT FROM THE DISCHARGE. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES AND ADDITIONAL FILTRATION BMPS ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS, OIL, OR GREASE.

PERMIT TERMINATION CONDITIONS

PERMIT TERMINATION CONDITIONS ARE ACHIEVED WHEN THE FOLLOWING FOUR PARAMETERS ARE COMPLETED PRIOR TO SUBMISSION OF THE NOTICE OF TERMINATION TO MPCA. THE CITY OF RAMSEY MUST APPROVE THE NOTICE OF TERMINATION BEFORE IT IS SUBMITTED.

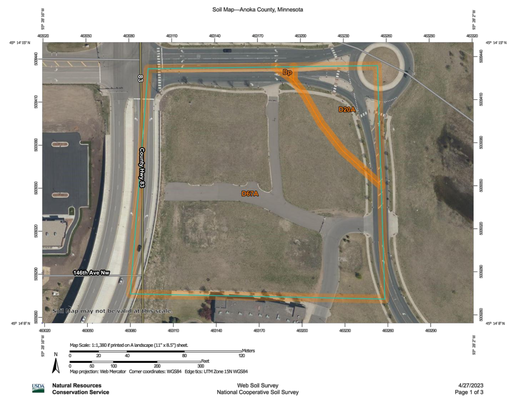
1. 70% VEGETATIVE COVER: ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND ALL EXPOSED SOILS ARE STABILIZED BY A UNIFORM, LIVE PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PERVIOUS SURFACE AREA OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS. REFER TO PART 13.7 IF THE PROJECT IS ON AGRICULTURAL LAND. FOR RESIDENTIAL CONSTRUCTION ONLY, PLEASE REFER TO PART 13.6 OF THE NPDES PERMIT.

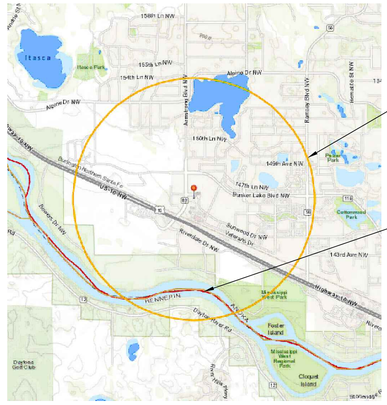
2. FINAL CLEAN OUT OF PERMANENT STORMWATER MANAGEMENT SYSTEMS & CONVEYANCE SYSTEMS: ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM PERMANENT STORMWATER MANAGEMENT SYSTEMS, CONVEYANCE SYSTEMS, AND DITCHES MUST BE STABILIZED WITH PERMANENT COVER. ALL SYSTEMS MUST OPERATE AS DESIGNED.

3. REMOVAL OF ALL TEMPORARY SYNTHETIC BMPS: ALL TEMPORARY SYNTHETIC AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED ON THE PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE. BMPS DESIGNED TO DECOMPOSE ON SITE (SUCH AS SOME COMPOST LOGS) MAY BE LEFT IN PLACE.

4. OPERATOR PROVIDES THE OWNER ALL INSPECTION AND SWPPP AMENDMENT RECORDS FOR THE PROJECT. OWNER IS RESPONSIBLE FOR KEEPING ALL RECORDS (AS DEFINED IN PART 24.5) ON FILE FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION.

   THE CO-PERMITTEES (OWNER AND OPERATOR) MUST SIGN AND SUBMIT THE COMPLETED NOTICE OF TERMINATION TO THE MPCA WITHIN 30 DAYS AFTER SELLING/LEGALLY TRANSFERRING THE PROPERTY OR FINAL STABILIZATION IS ACHIEVED. PERMITTEE(S) MAY TERMINATE PERMIT COVERAGE PRIOR TO THE PROJECT COMPLETION IF THE CONDITIONS IN PART 4 OF THE NPDES-CSW PERMIT ARE MET.





IMPAIRED WATERS MAP

Issued:		Date:
A	CITY SUBMITTAL #1	05/12/23
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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.

RYAN J. ANDERSON

Ryan Anderson

DATE 06/06/2023 LIC. NO. 55938

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7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

Project Name & Location:

SWPPP NARRATIVE

Drawing Name:

Type:	V7.0 ER	ISG Project No.	23-21339
Drawn By:	AJR		
Designed By:	AJR	Drawing No.	C-111
Reviewed By:	RJA		

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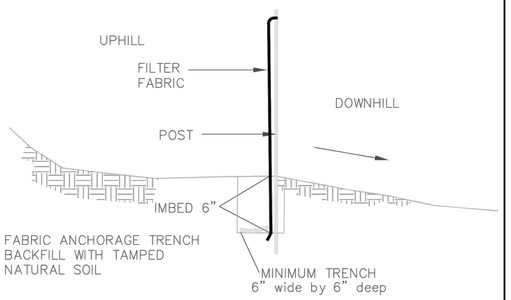


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

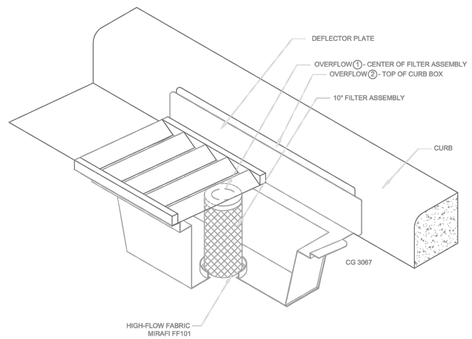
NO SCALE

APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO–1



INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

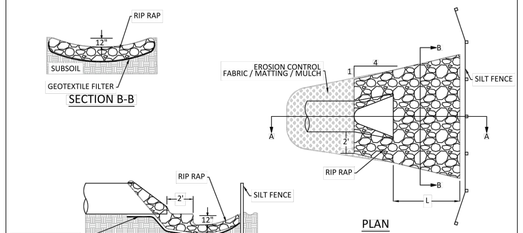
NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: INLET PROTECTION

CITY PLATE No. ERO–2



NOTE: NOT TO SCALE

NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS

DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

RIP RAP AT RCP-A OUTLETS

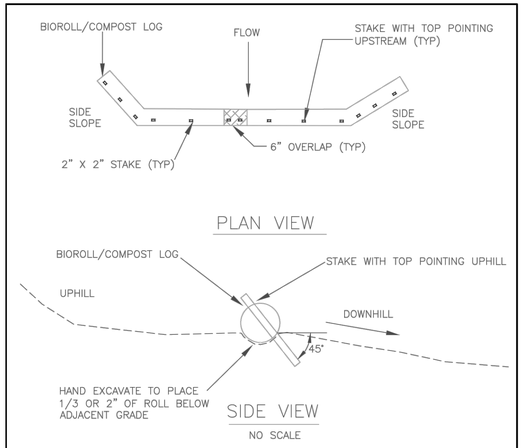
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED: 9 – 2016

City of RAMSEY

STANDARD DETAILS: RIP–RAP

CITY PLATE No. ERO–3



NO SCALE

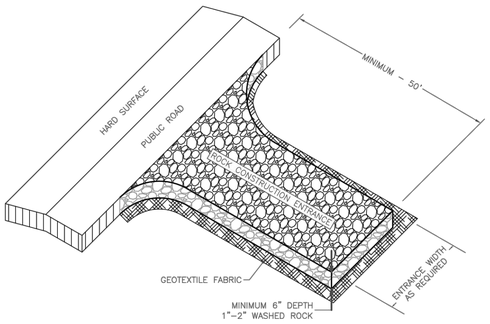
NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016

City of RAMSEY

STANDARD DETAILS: BIO ROLL (COMPOST LOG)

CITY PLATE No. ERO–4



NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

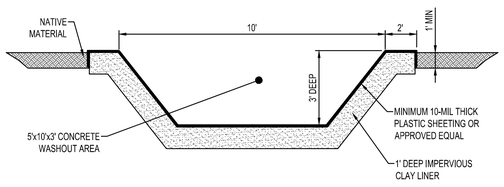
NOT TO SCALE

APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE

CITY PLATE No. ERO–5



NOTES:

CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.

CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.

WASHOUT AREA SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES OR BODIES OF WATER.

CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.

WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

CONCRETE WASHOUT

NTS

EROSION CONTROL QUANTITIES

ITEM NO.	DESCRIPTION	UNITS	QUANTITY
2511.507	RANDOM RIPRAP, CLASS 3	CY	7
2573.502	PROPOSED STORM DRAIN INLET PROTECTION	EACH	16
2573.503	SEDIMENT CONTROL LOG	LF	12
2573.501	STABILIZED CONSTRUCTION EXIT	EACH	1
2575.504	EROSION CONTROL BLANKET, CATEGORY 20	SY	120
	PERIMETER CONTROL	LF	976
	CONCRETE WASHOUT AREA	EACH	1

QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.

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RYAN J. ANDERSON

Ryan Anderson

DATE 06/06/2023 LIC. NO. 55938

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RAMSEY, MN 55303
ANOKA COUNTY

Project Name & Location:

SWPPP DETAILS

Drawing Name:

Type: V7.0 ER
Drawn By: AJR
Designed By: AJR
Reviewed By: RJA

ISG Project No.
23-21339

C-120
Drawing No.

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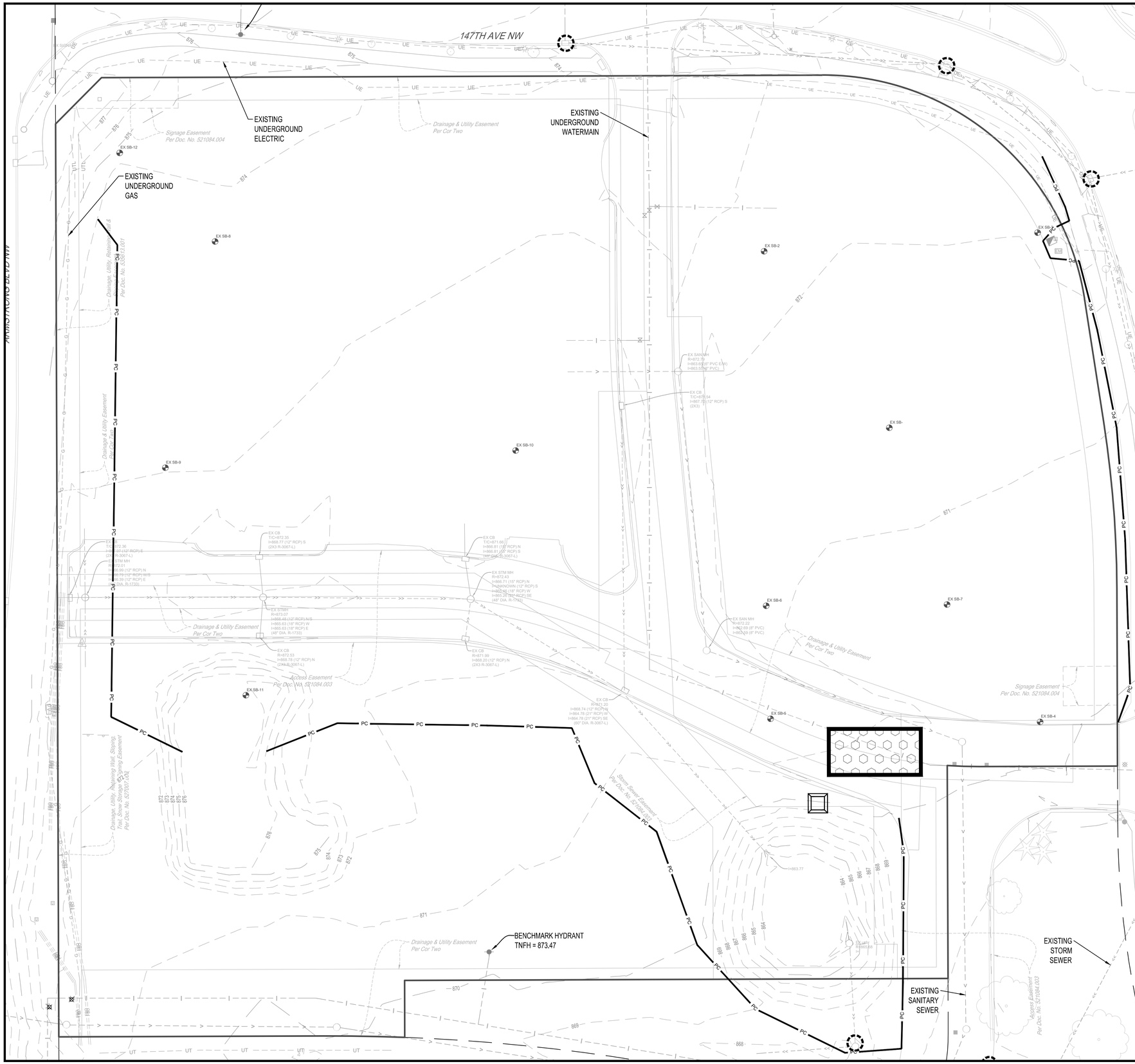

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
PC	PERIMETER CONTROL
	STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

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RAMSEY, MN 55303
ANOKA COUNTY

Project Name & Location:

PRE-CONSTRUCTION SWPPP

Drawing Name:

		ISG Project No.
Type:	V7.0 ER	23-21339
Drawn By:	AJR	
Designed By:	AJR	C-130
Reviewed By:	RJA	Drawing No.

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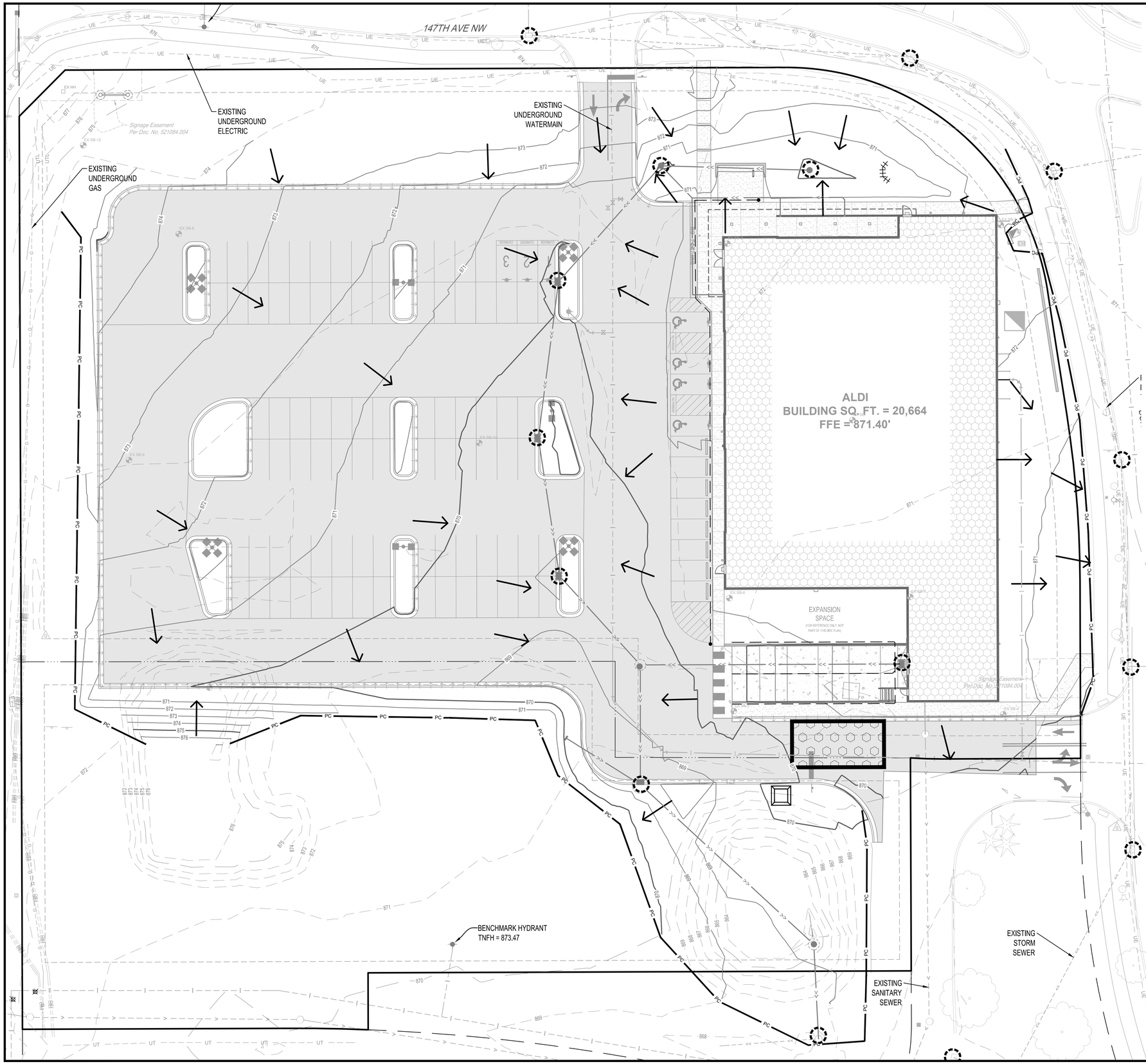

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	RANDOM RIPRAP, CLASS 3
PC	PERIMETER CONTROL
	STORM DRAIN INLET PROTECTION
	SEDIMENT CONTROL LOG
	ROCK CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY 20
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

Issued:		Date:
A	CITY SUBMITTAL #1	05/12/23
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E		

Revisions:		Date:
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RYAN J. ANDERSON

Ryan Anderson

DATE 06/06/2023 LIC. NO. 55938

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ISG

MANAGING LOCATION:
BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

ALDI Inc.
Division Address
Division City, Division State, Zip
(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

ALDI Inc. Store #: 143
RAMSEY, MN
7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

Project Name & Location:

PROPOSED SWPPP

Drawing Name:

		ISG Project No.
Type:	V7.0 ER	23-21339
Drawn By:	AJR	
Designed By:	AJR	C-140
Reviewed By:	RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION

LOCATION MAP

SCALE IN FEET

0 500 1000

ABBREVIATIONS:

AC	ACRE	CJ	CONTROL JOINT	EOF	EMERGENCY OVERFLOW	GL	GUTTER LINE	IPS	IRON PIPE SIZE	NWL	NORMAL WATER LEVEL	RCP	REINFORCED CONCRETE PIPE	THRU	THROUGH
ADA	AMERICANS WITH DISABILITIES ACT	CL	CENTERLINE	EQ	EQUAL	GPM	GALLONS PER MINUTE	J-BOX	JUNCTION BOX	OC	ON CENTER	RD	ROOF DRAIN	TNFH	TOP NUT OF FIRE HYDRANT
ADD	ADDENDUM	CMP	CORRUGATED METAL PIPE	EX	EXISTING	GV	GATE VALVE	JT	JOINT	OCEW	ON CENTER EACH WAY	REBAR	REINFORCING BAR	TRANS	TRANSFORMER
AFF	ABOVE FINISHED FLOOR	CO	CLEANOUT	FDC	FIRE DEPARTMENT CONNECTION	HDPE	HIGH DENSITY POLYETHYLENE	LF	LINEAR FEET	OH	OVERHEAD	REM	REMOVE	TV	TELEVISION
AGG	AGGREGATE	CONC	CONCRETE	FDN	FOUNDATION	HD	HEAVY DUTY	LIN	LINEAR	OHD	OVERHEAD DOOR	ROW	RIGHT OF WAY	T/W	TOP OF WALL
APPROX	APPROXIMATE	CONST	CONSTRUCTION	FES	FLARED END SECTION	HH	HANDHOLE	LPS	LOW PRESSURE STEAM	OZ	OUNCE	R/W	RIGHT OF WAY	TYP	TYPICAL
ARCH	ARCHITECT, ARCHITECTURAL	CONT	CONTINUOUS	FFE	FINISHED FLOOR ELEVATION	HORIZ	HORIZONTAL	LS	LUMP SUM	PED	PEDESTAL, PEDESTRIAN	SAN	SANITARY	UT	UTILITY, UNDERGROUND
BFE	BASEMENT FLOOR ELEVATION	CY	CUBIC YARD	FPM	FEET PER MINUTE	HR	HOUR	LSO	LOWEST STRUCTURAL OPENING	PERF	PERFORATED	SCH	SCHEDULE		TELEPHONE
BIT	BITUMINOUS	C&G	CURB AND GUTTER	FPS	FEET PER SECOND	HWL	HIGH WATER LEVEL	MAX	MAXIMUM	PL	PROPERTY LINE	SF	SQUARE FOOT	VCP	VITRIFIED CLAY PIPE
CAD	COMPUTER-AIDED DESIGN	DEMO	DEMOLITION	FT	FOOT, FEET	HWY	HIGHWAY	MB	MAIL BOX	PP	POLYPROPYLENE	SPEC	SPECIFICATION	W/O	WITHOUT
CB	CATCH BASIN	DIA	DIAMETER	FTG	FOOTING	HYD	HYDRANT	MECH	MECHANICAL	PSI	POUNDS PER SQUARE INCH	SQ	SQUARE	W/	WITH
CFS	CUBIC FEET PER SECOND	DIM	DIMENSION	GA	GAUGE	I	INVERT	MH	MANHOLE	PVC	POLYVINYL CHLORIDE	STA	STATION	YD	YARD
CF	CUBIC FOOT	DS	DOWNSPOUT	GAL	GALLON	ID	INSIDE DIAMETER	MIN	MINIMUM	PVMT	PAVEMENT	SY	SQUARE YARD	YR	YEAR
CI	CAST IRON	EA	EACH	GALV	GALVANIZED	IN	INCH	MISC	MISCELLANEOUS	QTY	QUANTITY	T/C	TOP OF CURB		
CIP	CAST IRON PIPE	ELEC	ELECTRICAL	GC	GENERAL CONTRACTOR	INV	INVERT	NO	NUMBER	R	RIM	TEL	TELEPHONE		
CIPC	CAST IN PLACE CONCRETE	ELEV	ELEVATION	GFE	GARAGE FLOOR ELEVATION	IP	IRON PIPE	NTS	NOT TO SCALE	RAD	RADIUS	TEMP	TEMPORARY		

PROJECT ADDRESS / LOCATION:

COR TWO AREA COMMERCIAL
SITE DEVELOPMENT
RAMSEY, MN

SECTION 28, T. 32, R. 25

SITE SUMMARY

ZONING:	COR-2 (COMMERCIAL SUBDISTRICT)
SITE/LOT AREA:	122,404 SQ. FT / 2.81 AC.
IMPERVIOUS AREA:	92,800 SQ. FT / 2.13 AC. (75.8%)
GREENSPACE PROVIDED:	29,604 SQ. FT / 0.68 AC. (24.2%)

PARKING REQUIREMENTS (PER CITY CODE)

TYPE	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED
GROCERY	2 / 500 SF	83	100
	TOTAL:	**83**	**100**

SETBACKS

	PARKING	BUILDING
FRONT YARD	5'-0"	15' BUILD-TO
SIDE YARD	5'-0"	15' BUILD-TO
REAR YARD	5'-0"	15' BUILD-TO
STREET FRONTAGE (SUNWOOD DR)	239.26' x 0.40	REQ. 95.7'
PROVIDED FRONTAGE SCREENING: OUTDOOR PLAZA ON THE NORTH WITH 30 LF OF DECORATIVE SCREEN WALL. 55 LF OF DECORATIVE SCREEN WALL PROVIDED ON THE EAST		

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS, MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF RAMSEY REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION, THE MnDOT SUPPLEMENTAL SPECIFICATIONS, SEPTEMBER 2022, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2018, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE ANOKA COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.
ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN JULY 2016 BY WSB AND MARCH 2023 BY ISG.

B.M. ELEVATION=873.47

TOP NUT OF FIRE HYDRANT
LOCATED ALONG THE SOUTH
PROPERTY LINE OF THE SITE

LEGEND

EXISTING

- CITY LIMITS
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT OF WAY LINE
- PROPERTY / LOTLINE
- EASEMENT LINE
- ACCESS CONTROL
- WATER EDGE
- WETLAND BOUNDARY
- WETLAND / MARSH
- FENCE LINE
- CULVERT
- STORM SEWER
- SANITARY SEWER
- SANITARY SEWER FORCEMAIN
- WATER
- GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND TV
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- UNDERGROUND FIBER OPTIC
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE LINE
- MANHOLE/STRUCTURE
- CATCH BASIN
- HYDRANT
- VALVE
- CURB STOP
- POWER POLE
- UTILITY PEDESTAL / CABINET

PROPOSED

- LOT LINE
- RIGHT OF WAY
- EASEMENT
- CULVERT
- STORM SEWER
- STORM SEWER (PIPE WIDTH)
- SANITARY SEWER
- SANITARY SEWER (PIPE WIDTH)
- WATER
- GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TV
- CONTOUR
- MANHOLE
- CATCH BASIN
- HYDRANT
- VALVE

CIVIL SHEET INDEX

C-010 SITE DATA
C-020 SITE DETAILS
C-021 SITE DETAILS
C-022 SITE DETAILS
C-023 SITE DETAILS
C-024 PYLON SIGN DETAIL
C-110 SWPPP NARRATIVE
C-111 SWPPP NARRATIVE
C-120 SWPPP DETAILS
C-130 PRE-CONSTRUCTION SWPPP
C-140 PROPOSED SWPPP
C-210 EXISTING SITE & REMOVA PLAN
C-300 OVERALL SITE PLAN
C-310 SITE PLAN
C-311 VEHICLE MOVEMENT PLAN
C-320 SITE UTILITY PLAN
C-410 GRADING PLAN
C-510 LANDSCAPE PLAN
C-520 LANDSCAPE DETAILS
C-610 SITE LIGHTING PHOTOMETRIC PLAN
C-620 SITE LIGHTING CATALOGUE PAGES

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PHONE: 952.426.0699

ALDI Inc.
4201 Bagley Avenue North
Faribault, MN 55021
(507) 333-9440
(507) 333-9475 fax

ALDI Inc. Store #: 143
RAMSEY, MN
7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

Project Name & Location:

SITE DATA

Drawing Name:

Type: V7.0 ER	ISG Project No. 23-21339
Drawn By: AJR	
Designed By: AJR	C-010
Reviewed By: RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION

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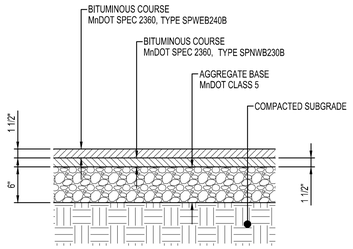
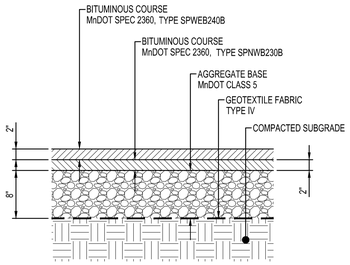


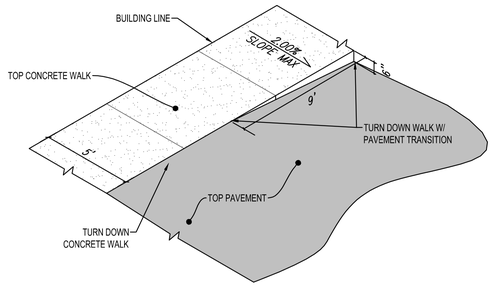
STANDARD BITUMINOUS PAVEMENT

NTS



HEAVY DUTY BITUMINOUS PAVEMENT

NTS

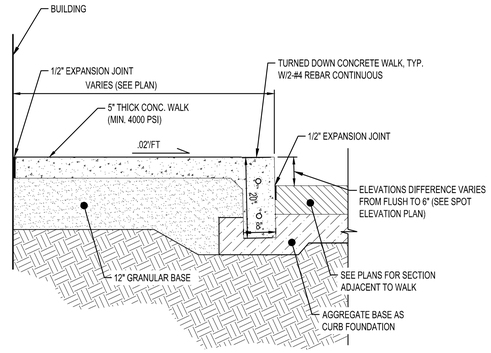


* DIRECTION OF DETAIL MAY BE MIRRORED

TURN DOWN WALK TRANSITION

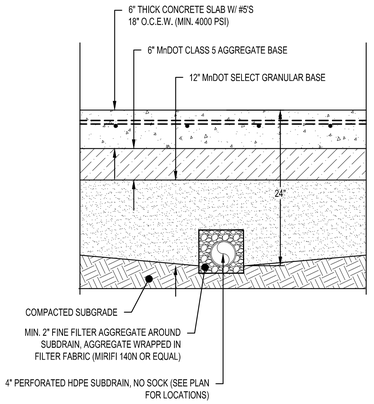
N.T.S.

NOTE:
CONCRETE SHALL HAVE A NON-SLIP
BROOM FINISH



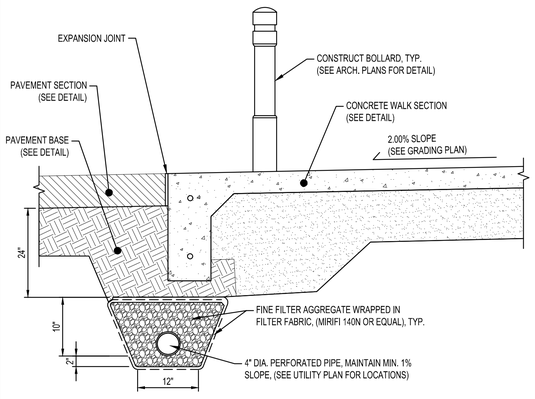
TURN DOWN CONCRETE WALK SECTION

N.T.S.



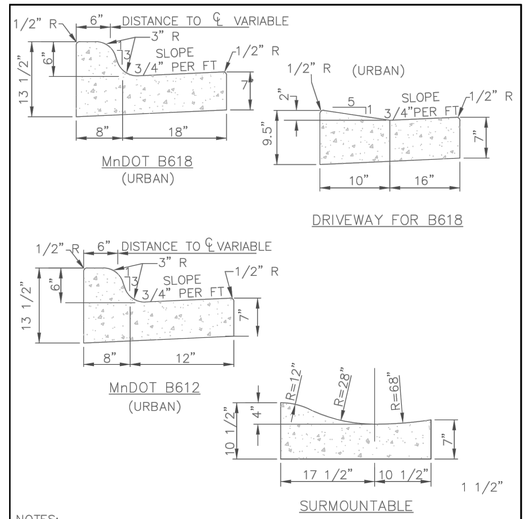
LOADING DOCK PAVEMENT SECTION

N.T.S.



BUILDING SIDEWALK DRAIN TILE SECTION

N.T.S.



NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	CURB AND GUTTER
		CITY PLATE No. STR-1

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RAMSEY, MN 55303
ANOKA COUNTY

Project Name & Location:

SITE DETAILS

Drawing Name:

Type: V7.0 ER	ISG Project No. 23-21339
Drawn By: AJR	
Designed By: AJR	C-020
Reviewed By: RJA	Drawing No.

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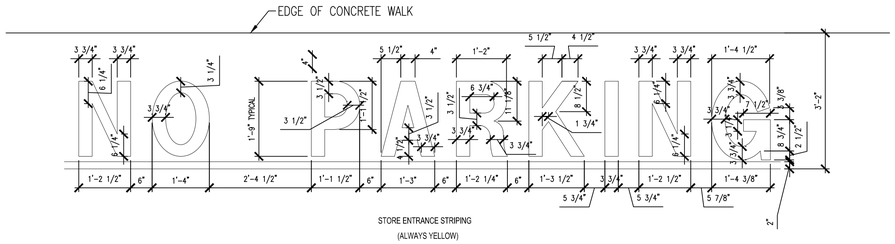
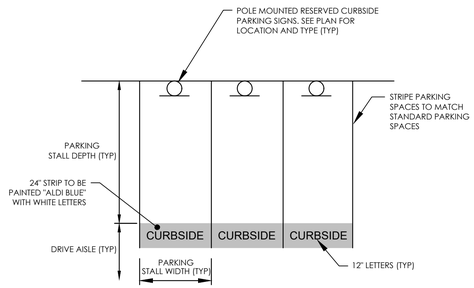


STORE ENTRANCE NO PARKING STRIPING DETAIL

N.T.S.



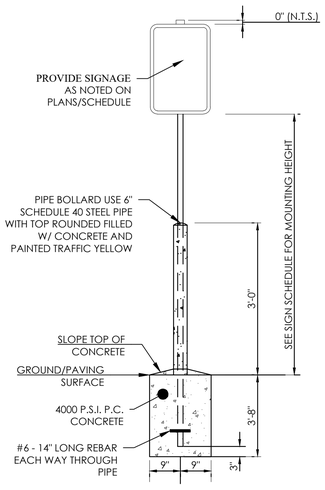
ALDI BLUE CUSTOM COLOR:

CCE COLORANT	OZ	32	64	128
L1-BLUE	-	63	1	1
R3-MAGENTA	-	5	-	1
Y3-DEEP GOLD	-	1	1	-

-ARIAL BOLD FONT SHALL BE USED FOR NUMBERS AND LETTERS
-PAINT SHALL BE SEALMASTERS 'COLOR PAVE' OR 'LIQUID THERMOPLASTIC' TRAFFIC MARKING PAINT OR AS APPROVED BY ALDI CM. CONTACT ROCHESTER JET-BLACK, GARY ROSBROOK, 585-441-4125 FOR ORDERING.
-a. COLOR PAVE SHALL BE USED FOR NEW PAVEMENT
-b. LIQUID THERMOPLASTIC SHALL BE USED FOR OLDER PAVEMENT THAT HAS BEEN SEALED WITH A COAL TAR SEALER.
-SURFACE PREPARATION SHALL COMPLY WITH MANUFACTURERS REQUIREMENTS.
-SIGNS, NUMBERS AND WORDING TO BE PLACED CENTERED

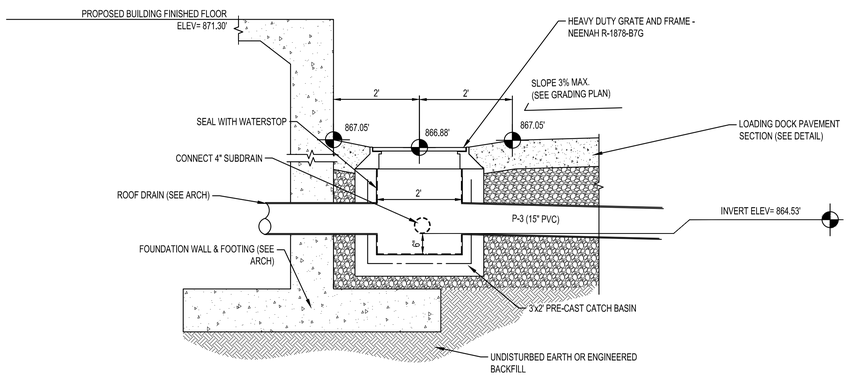
CURBSIDE PARKING DETAIL

N.T.S.



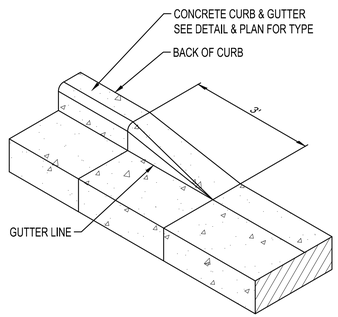
SIGN POST W/ BOLLARD DETAIL

N.T.S.



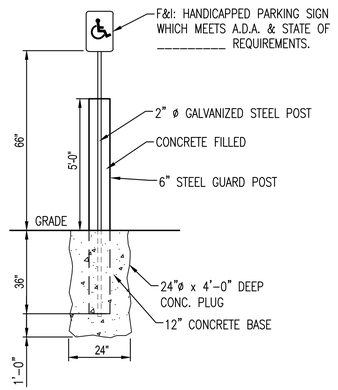
LOADING DOCK CATCH BASIN ST-3 DETAIL

N.T.S.



CURB TAPER

NTS



HANDICAPPED SIGN POST W/BOLLARD

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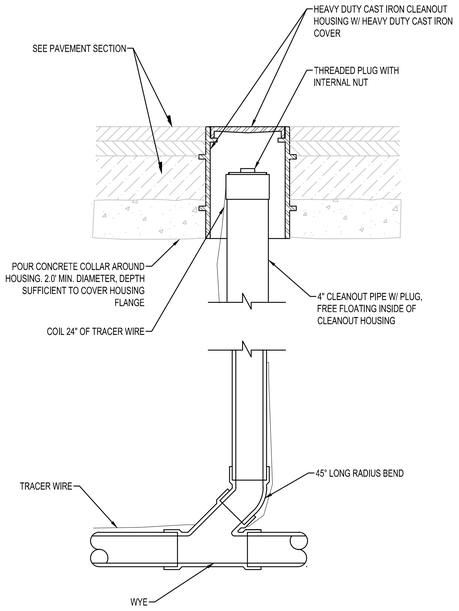
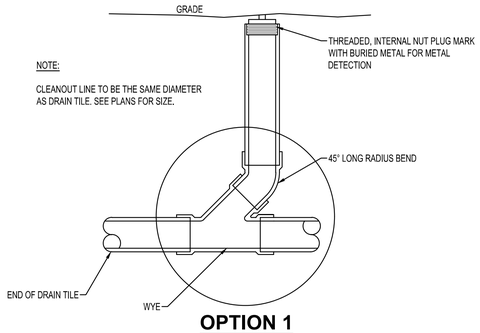
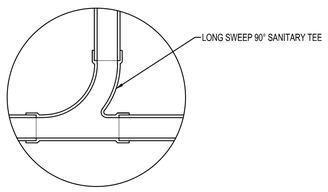


HEAVY-DUTY SANITARY CLEANOUT

NTS SA201



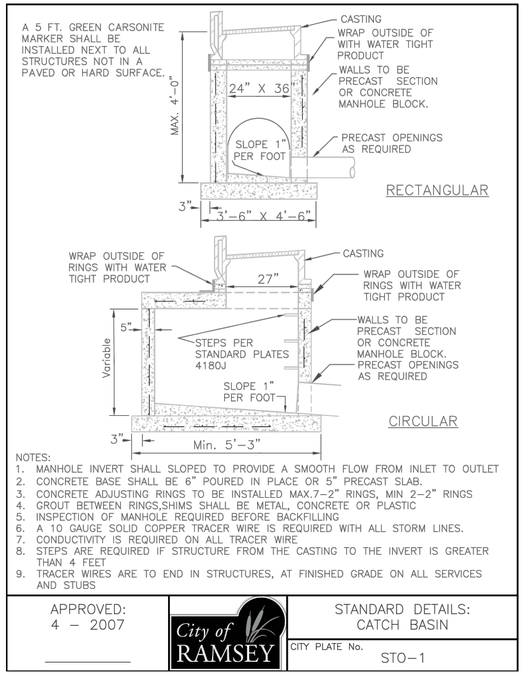
OPTION 1



OPTION 2

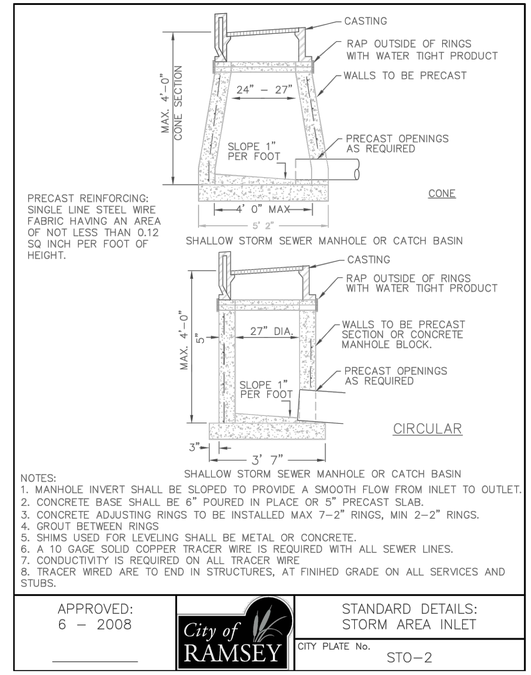
SUBDRAIN CLEANOUT

NTS SD450



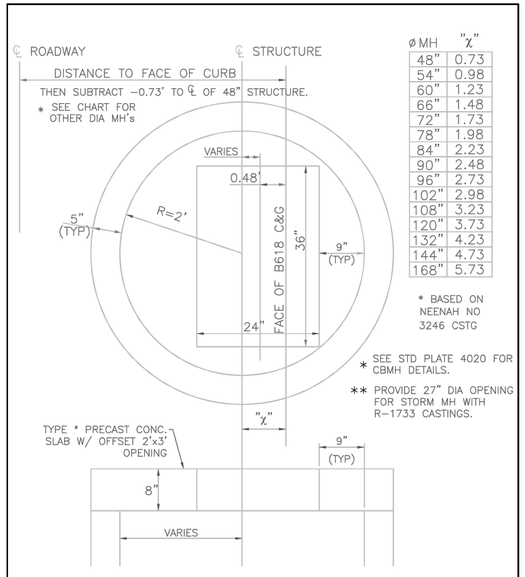
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS, MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED:		STANDARD DETAILS:
4 – 2007	City of RAMSEY	CATCH BASIN
		CITY PLATE No. STO–1



NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET.
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7–2" RINGS, MIN 2–2" RINGS.
4. GROUT BETWEEN RINGS
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE.
6. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRED ARE TO END IN STRUCTURES, AT FINIHED GRADE ON ALL SERVICES AND STUBS.

APPROVED:		STANDARD DETAILS:
6 – 2008	City of RAMSEY	STORM AREA INLET
		CITY PLATE No. STO–2



ø MH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

APPROVED:		STANDARD DETAILS:
4 – 2005	City of RAMSEY	SLAB TOP MANHOLE COVER
		CITY PLATE No. STO–5

R–2560 Series
Beehive Grates with Frames

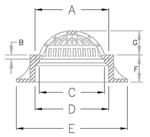
SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.

Illustrating R–2560–E

Furnished standard with ground bearing surfaces.

Catalog No.	Dimensions in inches A	B	C	D	E	F	G	Wt. LBS
R–2560–A	12	1	11	12 1/2	19	4	4	80
R–2560–B	15 1/2	1 1/4	15	15	21	5	3	120
R–2560–C	18	1 1/4	16 1/2	20 1/2	30	8	4	190
R–2560–C1	22	1 1/2	20	23	28	4	4 1/2	195
R–2560–C2	22	1 1/2	20 1/2	24	28 1/4	6	4 1/2	270
R–2560–D	22	1 1/2	20	24 1/2	35	9	4 1/2	315
R–2560–D1	22	1 1/2	20	23	28 1/4	9	7	210
R–2560–D2	22	1 1/2	20 1/2	24	35	6	7	285
R–2560–D3	22	1 1/2	20	24 1/2	36	9	7	345
R–2560–E	23	1 1/2	21	25 1/2	35 1/2	9	7	340
R–2560–EA	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	6	235
R–2560–EB	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	9	255
R–2560–E1	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	6	285
R–2560–E2	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	9	300
R–2560–E5	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	6	345
R–2560–E6	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	9	365
R–2560–E7	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	6	350
R–2560–E8	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	9	365
R–2560–E9	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	6	360
R–2560–E10	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	9	385
R–2560–G	32	1 1/2	30	36	46	7	4	535

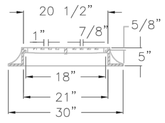
Furnished standard with ground bearing surfaces.



R–2570 Catch Basin Frame, Grate

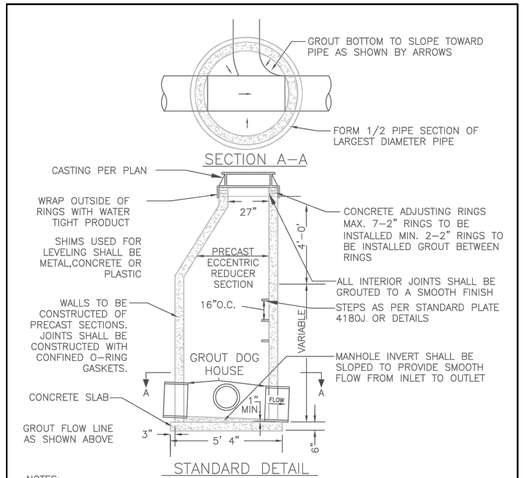
Light Duty

Total Weight 170 Pounds



STORM CASTINGS FOR NON–TRAFFIC AREAS
NTS

APPROVED:		STANDARD DETAILS:
9 – 2011	City of RAMSEY	STORM CASTING – NON TRAFFIC AREAS
		CITY PLATE No. STO–6

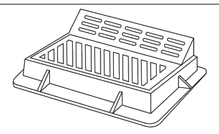


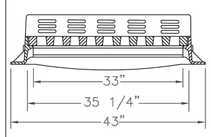
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
6. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

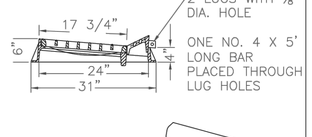
APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	STORM MANHOLE
		CITY PLATE No. STO–3

NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R–3067 WITH GRATED BACK (BICYLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R–3246R OR APPOVED EQUAL.

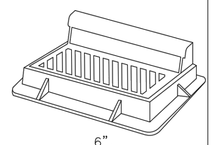


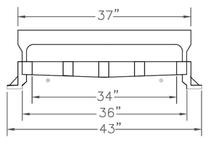


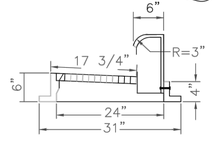


NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R–3246R OR APPROVED EQUAL.







STANDARD CATCHBASIN CASTING

APPROVED:		STANDARD DETAILS:
7 – 2016	City of RAMSEY	STORMWATER CASTING
		CITY PLATE No. STO–4

Issued:		Date:
A	CITY SUBMITTAL #1	05/12/23
B	CITY SUBMITTAL #2	06/06/23
C		
D		
E		

Revisions:		Date:
1		
2		
3		
4		
5		
6		
7		
8		
9		

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.

RYAN J. ANDERSON

Ryan Anderson

DATE 06/06/2023 LIC. NO. 55938

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PRELIMINARY NOT FOR CONSTRUCTION

ISG

MANAGING LOCATION:
BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

ALDI Inc.
Division Address
Division City, Division State, Zip
(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

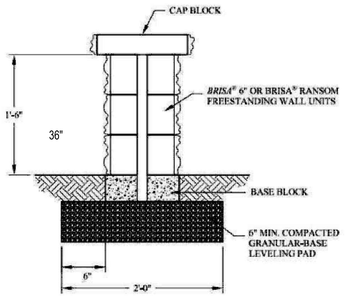
ALDI Inc. Store #: 143
RAMSEY, MN
7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

Project Name & Location:

SITE DETAILS

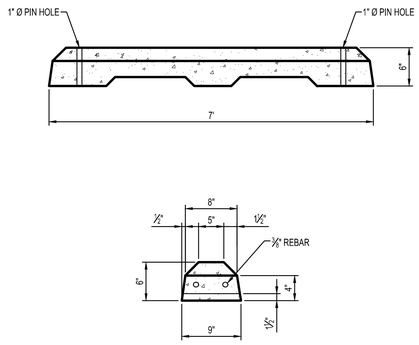
Drawing Name:

Type: V7.0 ER	ISG Project No. 23-21339
Drawn By: AJR	
Designed By: AJR	C-022
Reviewed By: RJA	Drawing No.



DECORATIVE SCREEN WALL

NTS



NOTES:

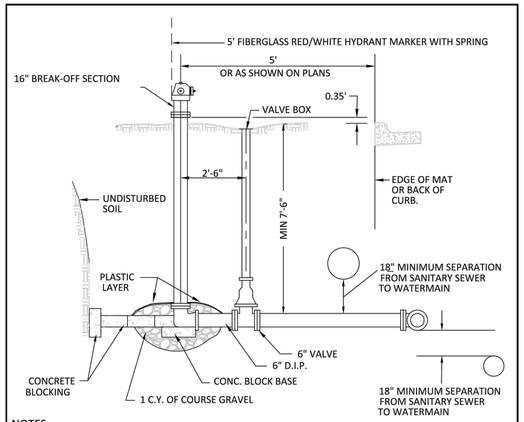
TOTAL WEIGHT = 275 LFS

CONCRETE SPEC = 5000 LFBS @ 28 DAYS

REINFORCEMENT = 2 - ⅜" BARS

CONCRETE WHEEL STOP

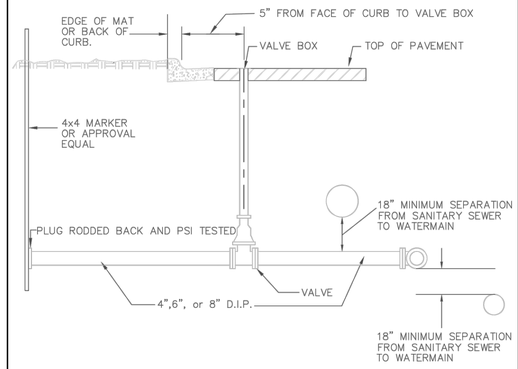
NTS LD150



NOTES:

1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER OR APPROVED EQUAL.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.
7. PUMPER NOZZLE .5.75" O.D. X 4 T.P.I, HOSE NOZZLE 3.06" O.D. X 7 T.P.I.

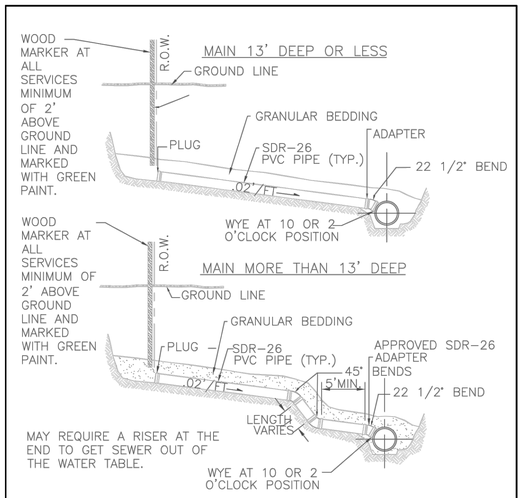
APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: HYDRANT
		CITY PLATE No. WAT-1



NOTES:

1.SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.

APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: COMMERCIAL SERVICE
		CITY PLATE No. WAT-5



NOTES:

1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: SANITARY SEWER SERVICE
		CITY PLATE No. SEW–3

Issued:		Date:
A	CITY SUBMITTAL #1	05/12/23
B	CITY SUBMITTAL #2	06/06/23
C		
D		
E		

Revisions:		Date:
1		
2		
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RYAN J. ANDERSON

Ryan Anderson

DATE 06/06/2023 LIC. NO. 55938

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RAMSEY, MN
7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

Project Name & Location:

SITE DETAILS

Drawing Name:

Type: V7.0 ER	ISG Project No. 23-21339
Drawn By: AJR	
Designed By: AJR	C-023
Reviewed By: RJA	Drawing No.

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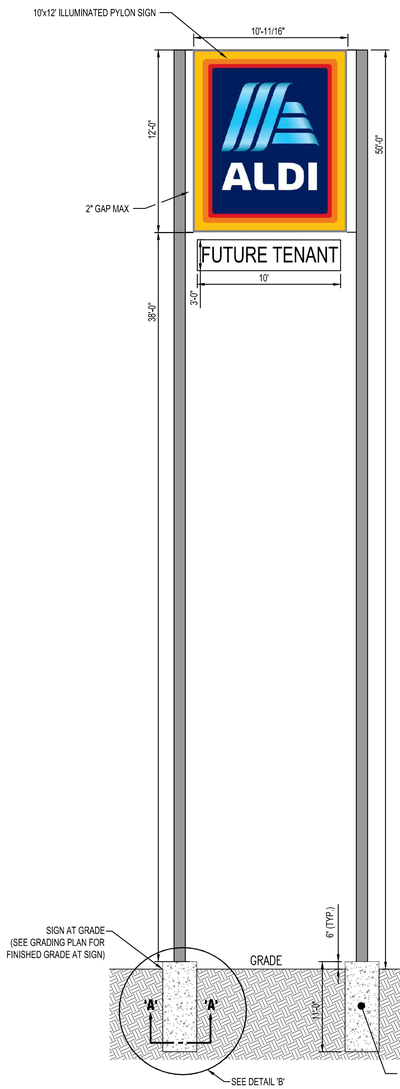


ALDI, INC. PYLON SIGN DETAIL

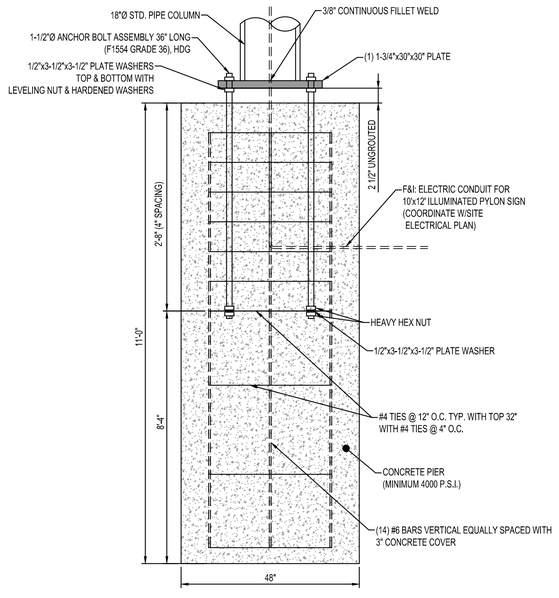
N.T.S.

CONSTRUCTION NOTES:

A. SPECIFICATIONS
1. DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE "STEEL CONSTRUCTION MANUAL", 14TH EDITION, BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, UNO.
2. STEEL MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS, UNO.
   a. HSS RECTANGULAR, ASTM A500 GRADE B, Fy = 46 ksi
   b. HSS ROUND, ASTM A500 GRADE B, Fy = 42 ksi
   c. PIPE, ASTM A53 GRADE B, Fy = 35 ksi
   d. PLATES AND BARS, ASTM A36, Fy = 36 ksi
3. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1 (LATEST EDITION) "STRUCTURAL WELDING CODE".
4. CONCRETE SHALL BE NORMAL WEIGHT, UNO, AND MEET THE FOLLOWING CRITERIA.
   a. f'c = 4,000 psi
   b. 6% +/- 1.5% AIR ENTRAINMENT
   c. 0.55 MAXIMUM WATER-TO-CEMENT RATIO
   d. CEMENT SHALL CONFORM TO ASTM C150, TYPE I/II
   e. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED ACCORDANCE WITH ASTM C94.
   f. CONCRETE SHALL BE CAST INPLACE AGAINST UNDISTURBED SOIL. A SONO-TUBE FORM SHOULD ONLY BE USED FOR THE TOP 12" OF THE FOOTING. CONCRETE FORM-WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACE 301 (LATEST EDITION) "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THESE DRAWINGS.
5. ALL ANCHOR RODS SHALL BE SUPPLIED AND INSTALLED BY THE CONCRETE CONTRACTOR, UNO, AND MEET THE FOLLOWING SPECIFICATIONS.
   a. ALL ANCHOR RODS SHALL BE ASTM F1554, GRADE 36, HEX-HEAD, NUTS SHALL BE ASTM A563, GRADE A, HEAVY-HEX, HARDENED WASHERS SHALL BE ASTM 436, OVER-SIZED PLATE WASHERS SHALL BE ASTM A36, AND ALL HOT-DIPPED GALVANIZED.
   b. ALL ANCHOR RODS SHALL BE SET WITH TEMPLATES.
6. DEFORMED BAR REINFORCEMENT SHALL BE ASTM A615, GRADE 60, UNO, AND MEET THE FOLLOWING CRITERIA.
   a. DEVELOPMENT LENGTH OF STRAIGHT BARS SHALL BE 48 TIMES THE DIAMATER OF THE BAR.
   b. MINIMUM CLEAR CONCRETE COVER SHALL BE 3 INCHES.
   c. ALL REINFORCING STEEL, ANCHOR RODS, DOWELS, AND INSERTS SHALL BE SECURED IN POSITION WITH WIRE POSITIONERS, OR EQUIVALENT, BEFORE PLACING CONCRETE.
7. PYLON POLES ARE TO BE PAINTED "SHERWIN WILLIAMS SW-7019 GAUNTLET GRAY". FOLLOW MANUFACTURER'S SPEC FOR PAINTING.

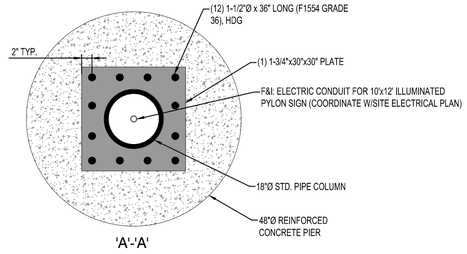
B. SUBMITTALS:
1. PRIOR TO SUBMITTAL, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS AND MAKE ANY CORRECTIONS REQUIRED. THE CONTRACTOR SHALL STAMP AND SIGN THE SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER.
2. THE CONTRACTOR SHALL SUBMIT PRODUCT DATA FOR PROPRIETARY MATERIAL AND ITEMS, INCLUDING FORMING ACCESSORIES, ADMIXTURES, PATCHING COMPOUNDS, SEALANTS, WATERSTOPS, JOINT SYSTEMS, CURING COMPOUNDS, AND OTHERS IN AND FOR CONSTRUCTION.
3. THE FABRICATOR SHALL CLEARLY HIGHLIGHT/CLOUD ANY CHANGES MADE IN THE SHOP DRAWINGS WHICH DO NOT COMPLY WITH DESIGN DRAWINGS, ANY CHANGES MUST BE APPROVED BY THE ENGINEER PRIOR TO FABRICATION.
4. CONTRACTOR TO SUBMIT THE FOLLOWING DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OF SIGN.
   a. CONCRETE REINFORCING STEEL
   b. ANCHOR RODS
   c. CONCRETE MIX DESIGNS
   d. STRUCTURAL STEEL
   e. ADDITIONAL SHOP DRAWINGS REQUESTED IN THE SPECIFICATIONS.
5. A COPY OF ALL SHOP DRAWINGS SHALL BE MAINTAINED ON SITE AT ALL TIMES.

C. QUALITY CONTROL AND QUALITY ASSURANCE:
1. COORDINATE FOR ENGINEER OR OWNER'S INDEPENDENT TESTING AGENCY TO INSPECT AND APPROVE REINFORCING STEEL AND EMBEDS PRIOR TO ORDERING CONCRETE.
2. COORDINATE FOR OWNER'S INDEPENDENT TESTING AGENCY TO BE ON SITE AND PERFORM CONTINUOUS INSPECTION WHILE CONCRETE PLACEMENT IS OCCURING. PROVIDE NOTICE NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE PLACEMENT.
3. COORDINATE WITH OWNER'S INDEPENDENT TESTING AGENCY TO SAMPLE CONCRETE AT TIME OF PLACEMENT IN ORDER TO PERFORM SLUMP, AIR, TEMPERATURE AND CASTING OF CYLINDERS.
4. ANY AND ALL WORK PERFORMED WITHOUT PROPER INSPECTION AND TESTING AS OUTLINED IN THIS SPECIFICATION WILL BE CONSIDERED UNAUTHORIZED WORK. ANY CORRECTIVE MEASURES REQUIRED OF THE UNAUTHORIZED WORK WILL BE AT CONTRACTORS OWN EXPENSE.



DETAIL 'B'

N.T.S.



'A'-'A'

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RYAN J. ANDERSON

Ryan Anderson

DATE 06/06/2023 LIC. NO. 55938

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MANAGING LOCATION:
BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

ALDI Inc.
Division Address
Division City, Division State, Zip
(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

ALDI Inc. Store #: 143
RAMSEY, MN
7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

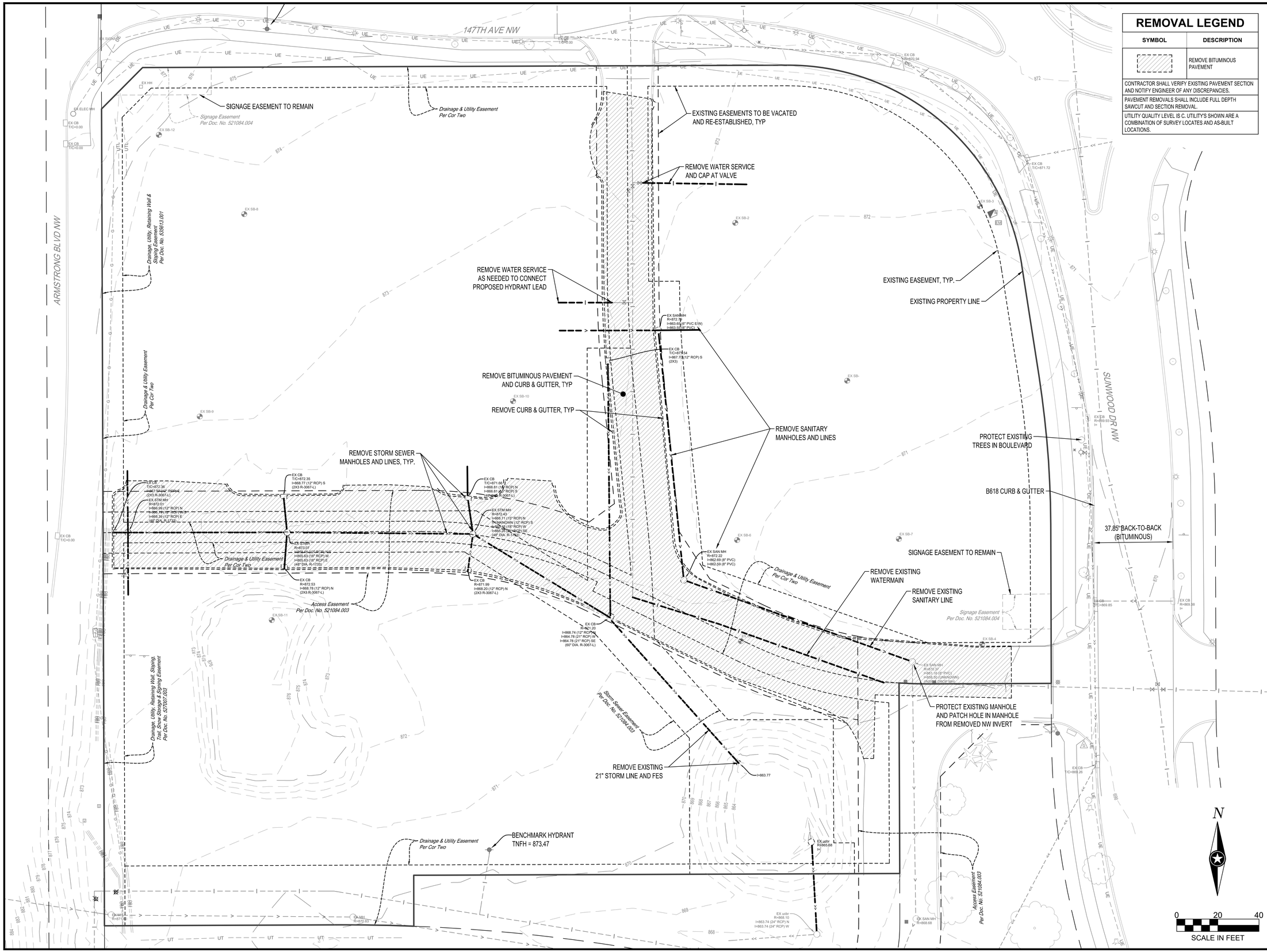
Project Name & Location:

PYLON SIGN DETAIL

Drawing Name:

Type:	V7.0 ER	ISG Project No. 23-21339
Drawn By:	AJR	
Designed By:	AJR	C-024
Reviewed By:	RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION



REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

UTILITY QUALITY LEVEL IS C. UTILITY'S SHOWN ARE A COMBINATION OF SURVEY LOCATES AND AS-BUILT LOCATIONS.

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(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

ALDI Inc. Store #: 143
RAMSEY, MN
7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

Project Name & Location:

EXISTING SITE & REMOVA PLAN

Drawing Name:

		ISG Project No.
Type:	V7.0 ER	23-21339
Drawn By:	AJR	
Designed By:	AJR	C-210
Reviewed By:	RJA	Drawing No.

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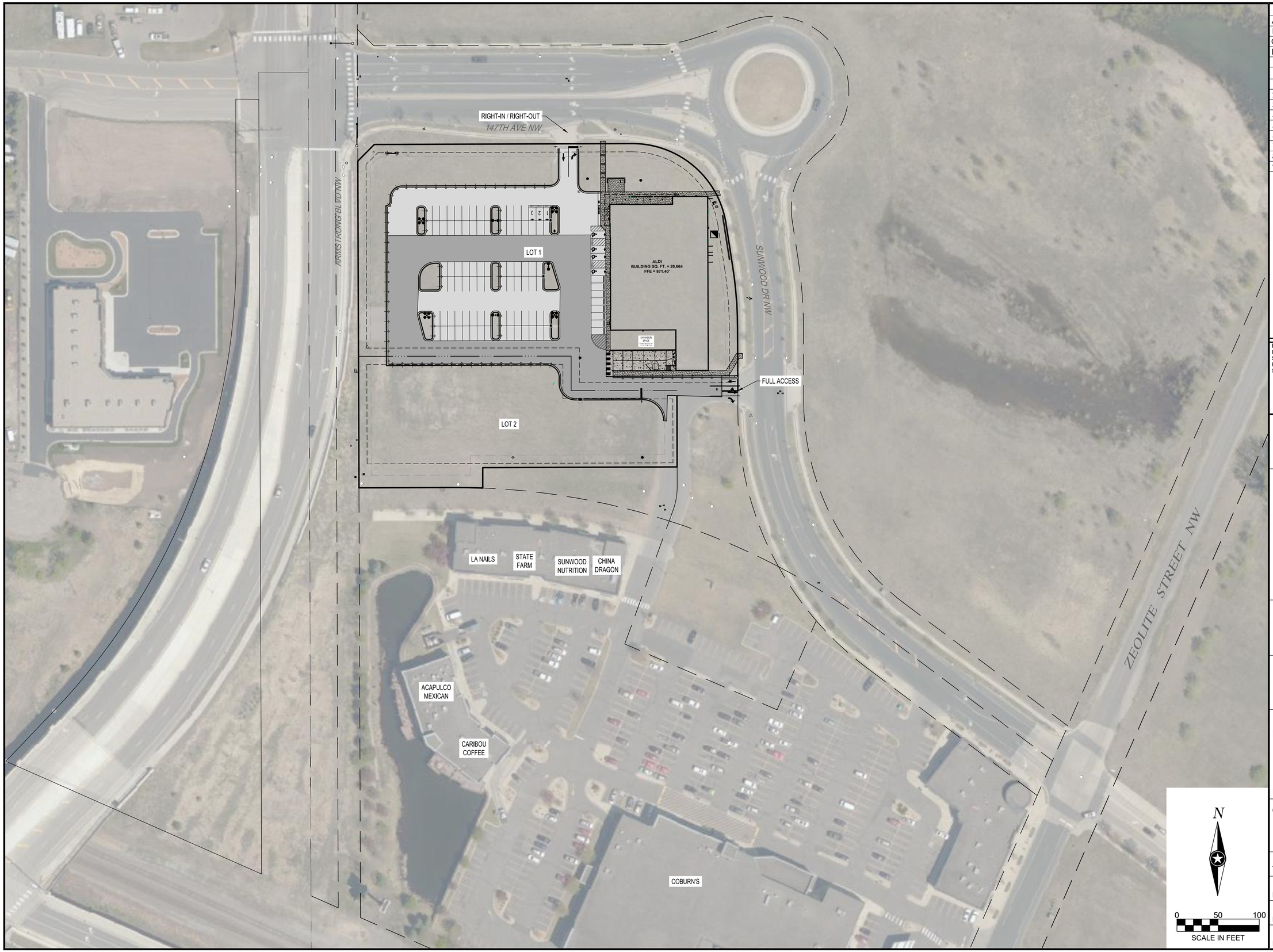

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(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

ALDI Inc. Store #: 143
RAMSEY, MN
7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

Project Name & Location:

OVERALL SITE PLAN

Drawing Name:

Type: V7.0 ER	ISG Project No. 23-21339
Drawn By: AJR	
Designed By: AJR	C-300
Reviewed By: RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION

147TH AVE NW

ARMSTRONG BLVD NW

SUNWOOD DR NW

Signage Easement
Per Doc. No. 521084.004

EX SB-12

ONE WAY

1 2 3

ALDI
BUILDING SQ. FT. = 20,664
FFE = 871.40'

EXPANSION
SPACE
(FOR REFERENCE ONLY, NOT
PART OF THIS SITE PLAN)

EX SB-6

EX SB-7

EX SB-5

EX SB-4

Signage Easement
Per Doc. No. 521084.004

30'

30.9'

18'

24'

9'

18'

6'

16

21

PROPOSED RETAIL
8,000 SQ. FT.
FFE = TBD

57.54'

31.61'

7.8'

N

0 20 40
SCALE IN FEET

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK
	AGGREGATE SURFACING
	REVERSE PITCH CONCRETE CURB AND GUTTER

Issued:		Date:
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(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

ALDI Inc. Store #: 143
RAMSEY, MN
7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

Project Name & Location:

SITE PLAN (SKETCH PLAN)

Drawing Name:

Type: V7.0 ER	ISG Project No. 23-21339
Drawn By: AJR	
Designed By: AJR	C-310
Reviewed By: RJA	Drawing No.

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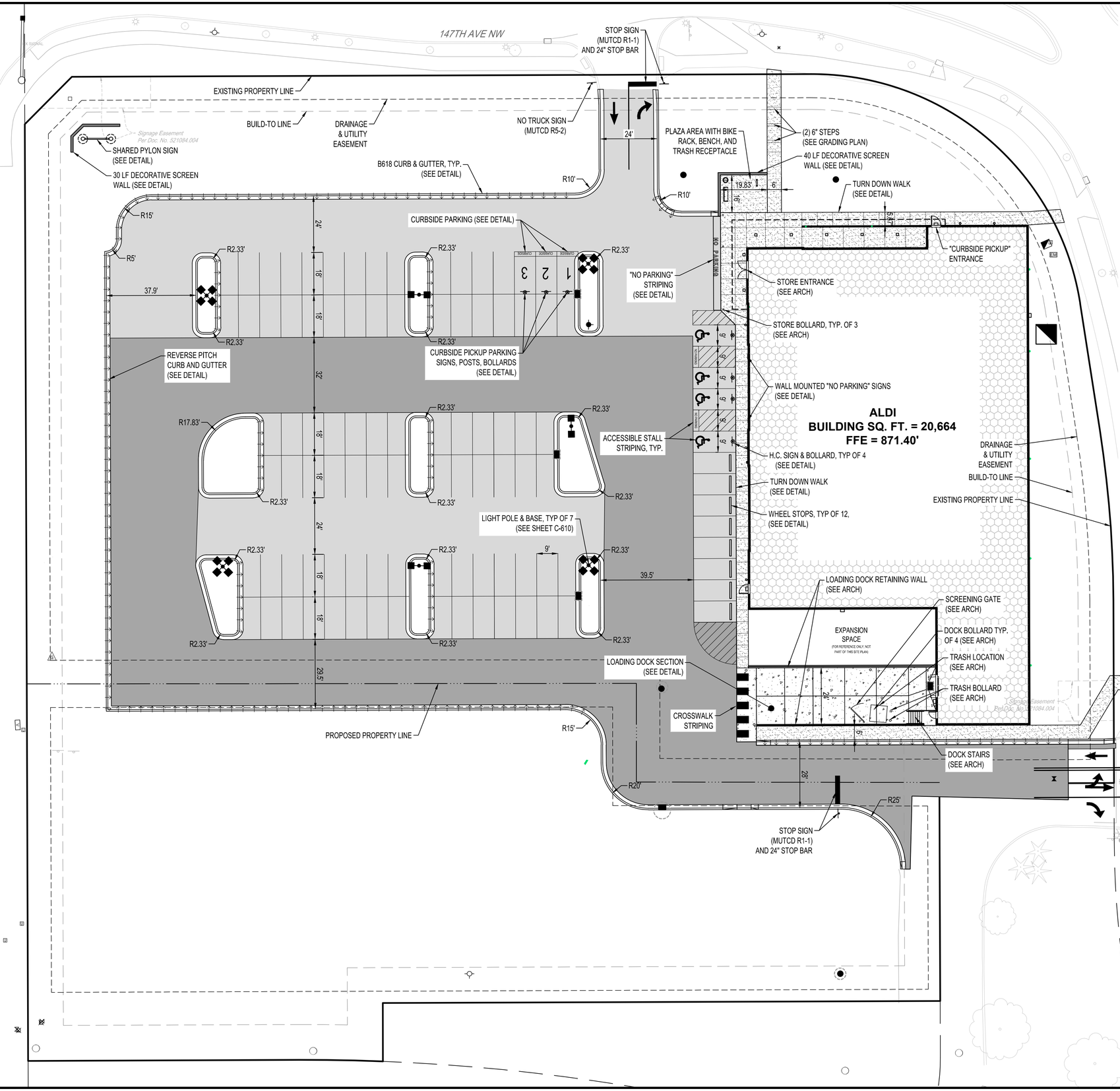

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER

NOTES:
1. ALL PARKING LOT STRIPING AND MARKINGS TO BE PLACED AS SHOWN.
2. ALDI MAILBOX LOCATION TO BE DETERMINED BY THE LOCAL POSTMASTER.

SITE SUMMARY

ZONING:	COR-2 (COMMERCIAL SUBDISTRICT)
SITE/LOT AREA:	122,404 SQ. FT / 2.81 AC.
IMPERVIOUS AREA:	92,800 SQ. FT / 2.13 AC. (75.8%)
GREENSPACE PROVIDED:	29,604 SQ. FT / 0.68 AC. (24.2%)

PARKING REQUIREMENTS (PER CITY CODE)

TYPE	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED
GROCERY	2 / 500 SF	83	100
	TOTAL:	**83**	**100**

SETBACKS

	PARKING	BUILDING
FRONT YARD	5'-0"	15' BUILD-TO
SIDE YARD	5'-0"	15' BUILD-TO
REAR YARD	5'-0"	15' BUILD-TO
STREET FRONTAGE (SUNWOOD DR)	239.26' x 0.40	REQ. 95.7'

PROVIDED FRONTAGE SCREENING: OUTDOOR PLAZA ON THE NORTH WITH 30 LF OF DECORATIVE SCREEN WALL. 55 LF OF DECORATIVE SCREEN WALL PROVIDED ON THE EAST

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(XXX) XXX-XXXX fax

ALDI Inc. Store #: 143
RAMSEY, MN
7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

Project Name & Location:

SITE PLAN

Drawing Name:

Type: V7.0 ER	ISG Project No. 23-21339
Drawn By: AJR	
Designed By: AJR	C-310
Reviewed By: RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION

P - Passenger Car

147TH AVE NW

NO TRUCKS SIGN

Signage Easement
Per Doc. No. 521084.004

NO PARKING

CLASSIC CLASSIC CLASSIC
1 2 3

P - Passenger Car

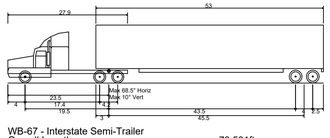
ALDI
BUILDING SQ. FT. = 20,664
FFE = 871.40'

EXPANSION
SPACE
(FOR REFERENCE ONLY, NOT
PART OF THIS SITE PLAN)

MN-61 - Waterfalls Scenic Trailway

SUNWOOD DR NW

Signage Easement
Per Doc. No. 521084.004



WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

WB-67 SEMI-TRUCK PROFILE

P - Passenger Car

Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

PASSENGER VEHICLE PROFILE

N

0 20 40
SCALE IN FEET

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Division City, Division State, Zip
(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

ALDI Inc. Store #: 143
RAMSEY, MN
7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

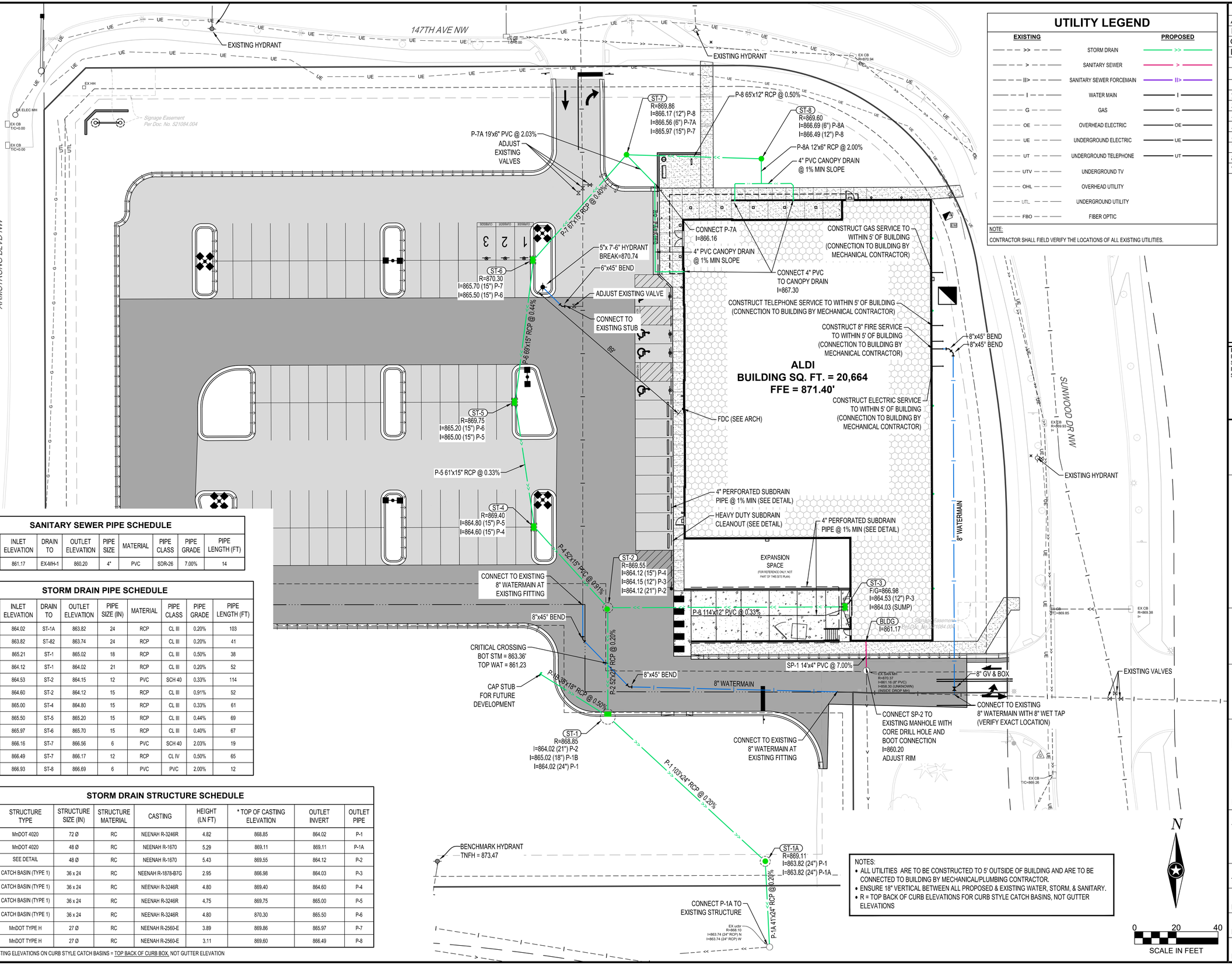
Project Name & Location:

VEHICLE MOVEMENT PLAN

Drawing Name:

Type:	V7.0 ER	ISG Project No.	23-21339
Drawn By:	AJR		
Designed By:	AJR		C-311
Reviewed By:	RJA		Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION



UTILITY LEGEND

EXISTING		PROPOSED
— — — >> — — —	STORM DRAIN	>>
— — — > — — —	SANITARY SEWER	>
— — — II> — — —	SANITARY SEWER FORCEMAIN	II>
— — — I — — —	WATER MAIN	I
— — — G — — —	GAS	G
— — — OE — — —	OVERHEAD ELECTRIC	OE
— — — UE — — —	UNDERGROUND ELECTRIC	UE
— — — UT — — —	UNDERGROUND TELEPHONE	UT
— — — UTV — — —	UNDERGROUND TV	
— — — OHL — — —	OVERHEAD UTILITY	
— — — UTL — — —	UNDERGROUND UTILITY	
— — — FBO — — —	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

SANITARY SEWER PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-1	BLDG	861.17	EX-MH-1	860.20	4"	PVC	SDR-26	7.00%	14

STORM DRAIN PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	ST-1	864.02	ST-1A	863.82	24	RCP	CL III	0.20%	103
P-1A	ST-1A	863.82	ST-82	863.74	24	RCP	CL III	0.20%	41
P-1B	PLUG	865.21	ST-1	865.02	18	RCP	CL III	0.50%	38
P-2	ST-2	864.12	ST-1	864.02	21	RCP	CL III	0.20%	52
P-3	ST-3	864.53	ST-2	864.15	12	PVC	SCH 40	0.33%	114
P-4	ST-4	864.60	ST-2	864.12	15	RCP	CL III	0.91%	52
P-5	ST-5	865.00	ST-4	864.80	15	RCP	CL III	0.33%	61
P-6	ST-6	865.50	ST-5	865.20	15	RCP	CL III	0.44%	69
P-7	ST-7	865.97	ST-6	865.70	15	RCP	CL III	0.40%	67
P-7A	CANOPY	866.16	ST-7	866.56	6	PVC	SCH 40	2.03%	19
P-8	ST-8	866.49	ST-7	866.17	12	RCP	CL IV	0.50%	65
P-8A	CANOPY	866.93	ST-8	866.69	6	PVC	PVC	2.00%	12

STORM DRAIN STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	HEIGHT (LN FT)	* TOP OF CASTING ELEVATION	OUTLET INVERT	OUTLET PIPE
ST-1	MnDOT 4020	72 Ø	RC	NEENAH R-3246R	4.82	868.85	864.02	P-1
ST-1A	MnDOT 4020	48 Ø	RC	NEENAH R-1670	5.29	869.11	869.11	P-1A
ST-2	SEE DETAIL	48 Ø	RC	NEENAH R-1670	5.43	869.55	864.12	P-2
ST-3	CATCH BASIN (TYPE 1)	36 x 24	RC	NEENAH R-1878-B7G	2.95	866.98	864.03	P-3
ST-4	CATCH BASIN (TYPE 1)	36 x 24	RC	NEENAH R-3246R	4.80	869.40	864.60	P-4
ST-5	CATCH BASIN (TYPE 1)	36 x 24	RC	NEENAH R-3246R	4.75	869.75	865.00	P-5
ST-6	CATCH BASIN (TYPE 1)	36 x 24	RC	NEENAH R-3246R	4.80	870.30	865.50	P-6
ST-7	MnDOT TYPE H	27 Ø	RC	NEENAH R-2560-E	3.89	869.86	865.97	P-7
ST-8	MnDOT TYPE H	27 Ø	RC	NEENAH R-2560-E	3.11	869.60	866.49	P-8

* TOP OF CASTING ELEVATIONS ON CURB STYLE CATCH BASINS = TOP BACK OF CURB BOX, NOT GUTTER ELEVATION

NOTES:
- ALL UTILITIES ARE TO BE CONSTRUCTED TO 5' OUTSIDE OF BUILDING AND ARE TO BE CONNECTED TO BUILDING BY MECHANICAL/PLUMBING CONTRACTOR.
- ENSURE 18" VERTICAL BETWEEN ALL PROPOSED & EXISTING WATER, STORM, & SANITARY.
- R = TOP BACK OF CURB ELEVATIONS FOR CURB STYLE CATCH BASINS, NOT GUTTER ELEVATIONS

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(XXX) XXX-XXXX fax

ALDI Inc. Store #: 143
RAMSEY, MN
7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

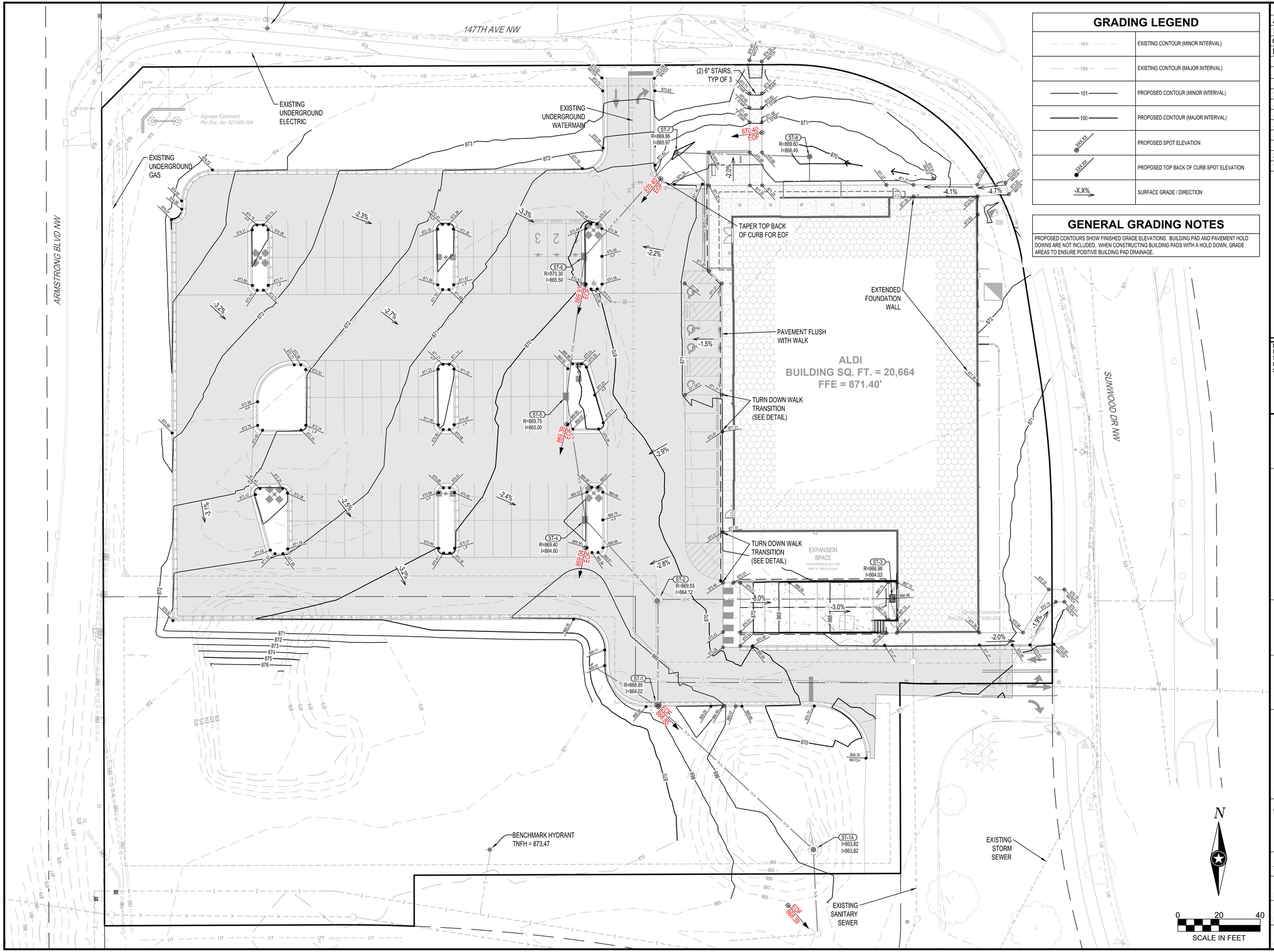
Project Name & Location:

SITE UTILITY PLAN

Drawing Name:

Type:	V7.0 ER	ISG Project No.	23-21339
Drawn By:	AJR		
Designed By:	AJR		C-320
Reviewed By:	RJA		Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XX.XX	PROPOSED SPOT ELEVATION
XX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

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ANOKA COUNTY

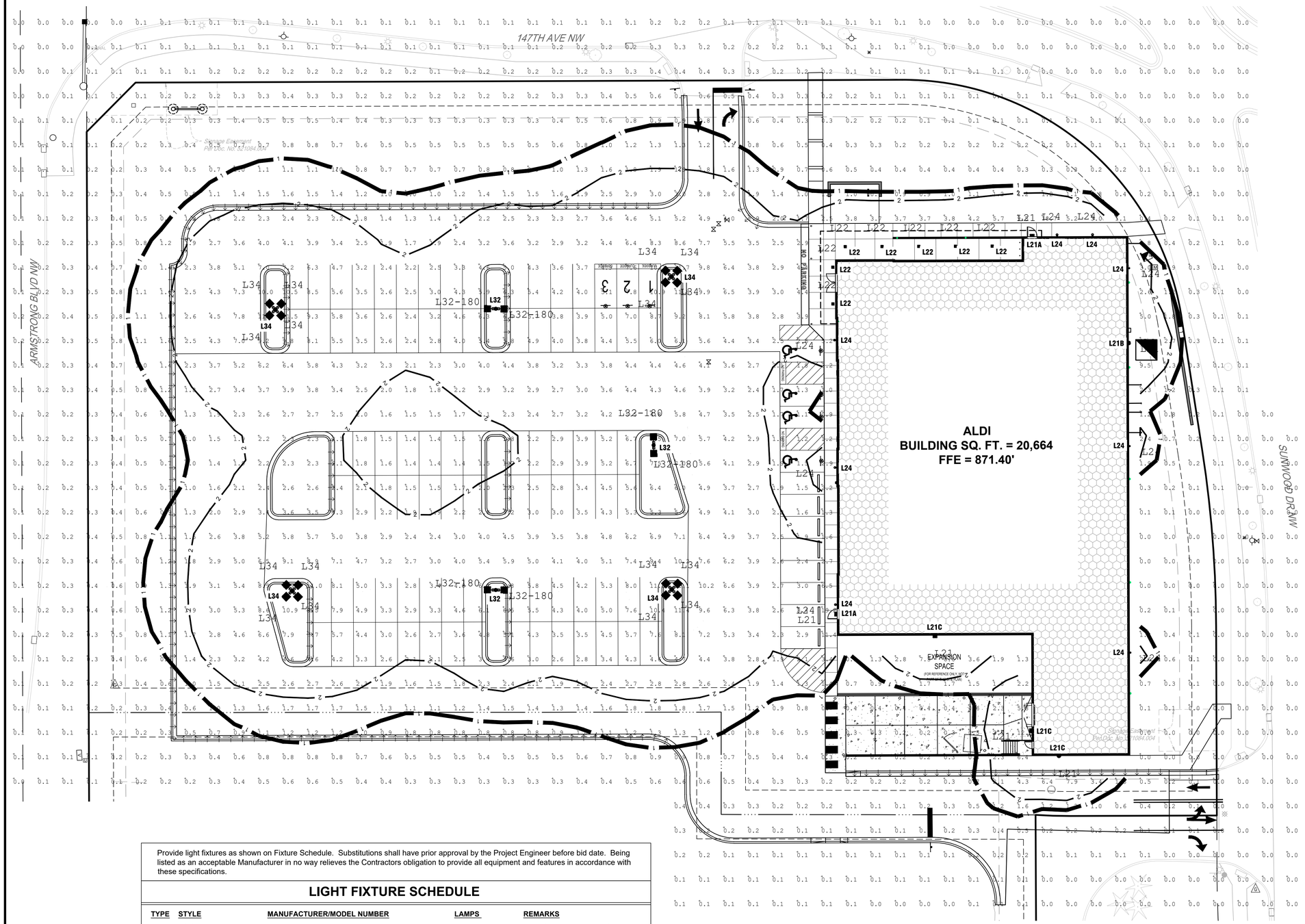
Project Name & Location:

GRADING PLAN

Drawing Name:

		ISG Project No.
Type:	V7.0 ER	23-21339
Drawn By:	AJR	
Designed By:	AJR	C-410
Reviewed By:	RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION



Provide light fixtures as shown on Fixture Schedule. Substitutions shall have prior approval by the Project Engineer before bid date. Being listed as an acceptable Manufacturer in no way relieves the Contractors obligation to provide all equipment and features in accordance with these specifications.

LIGHT FIXTURE SCHEDULE

TYPE	STYLE	MANUFACTURER/MODEL NUMBER	LAMPS	REMARKS
L21A	BUILDING MOUNTED WALL PACK	CREE LIGHTING #NTW-A-WM-T3-7L-30K-UL-CS-P	46W LED - 7,000 LUMENS	MOUNT FIXTURE AT 9'-0" ABOVE FINISHED FLOOR
L21B	BUILDING MOUNTED WALL PACK	CREE LIGHTING #NTW-A-WM-T3-7L-30K-UL-CS-P	46W LED - 7,000 LUMENS	MOUNT FIXTURE AT 10'-0" ABOVE FINISHED FLOOR
L21C	BUILDING MOUNTED WALL PACK	CREE LIGHTING #NTW-A-WM-T3-7L-30K-UL-CS-P	46W LED - 7,000 LUMENS	MOUNT FIXTURE AT 12'-0" ABOVE FINISHED FLOOR
L22	CANOPY	CREE LIGHTING #CPY250-B-DM-F-C-UL-CS-30K	31W LED - 4,210 LUMENS	MOUNT FIXTURE ON UNDERSIDE OF CANOPY
L24	ACCENT CYLINDER	CREE LIGHTING #CL-20364LEDD-SAT-CLR-SB	29W LED - 2,900 LUMENS	MOUNT FIXTURE AT 14'-6" ABOVE FINISHED FLOOR PROVIDE FIXTURE WITH DOWN LIGHT ONLY
L32	SITE POLE DOUBLE HEAD @ 180	CREE LIGHTING #NTA-A-NM-T4-11L-57K-UL-CS, w/NTA-DA-CS	(3) 75W LED - 11,000 LUMENS	2@180 FIXED ARM MOUNT
	POLE	CREE LIGHTING #CL-SSP-4011-25-D2-PS		25'-0" POLE
L34	SITE POLE QUAD HEAD @ 90	CREE LIGHTING #NTA-A-NM-T4-11L-57K-UL-CS, w/NTA-DA-CS	(4) 75W LED - 11,000 LUMENS	4@90 FIXED ARM MOUNT
	POLE	CREE LIGHTING #CL-SSP-4011-25-D6-PS		25'-0" POLE

Note: All light fixtures shall be full-cutoff fixtures, which do not allow light to be emitted above 90 degrees.

NOTE: SEE ELECTRICAL PLAN FOR SITE ELECTRICAL LAYOUT

FOOTCANDLE LEGEND

1.00 FOOTCANDLE LINE — 1
2.00 FOOTCANDLE LINE — 2

N

0 20 40
SCALE IN FEET

Issued:		Date:
A	CITY SUBMITTAL #1	05/12/23
B	CITY SUBMITTAL #2	06/06/23
C		
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Revisions:	Date:
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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.

RYAN J. ANDERSON

Ryan Anderson

DATE 06/06/2023 LIC. NO. 55938

NOTE:
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ISG

MANAGING LOCATION:
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7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

Project Name & Location:

SITE LIGHTING PHOTOMETRIC PLAN

Drawing Name:

Type:	V7.0 ER	ISG Project No. 23-21339
Drawn By:	AJR	
Designed By:	AJR	C-610
Reviewed By:	RJA	Drawing No.

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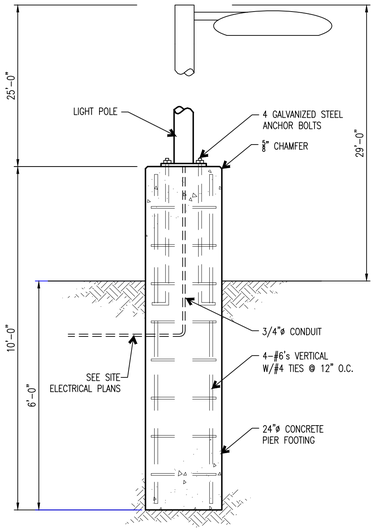


1 LIGHT POLE DETAIL
N.T.S.

"L21" LIGHT STYLE

"L22" LIGHT STYLE

"L24" LIGHT STYLE

"L32" AND "L34" LIGHT STYLE

Noctura Series

LED Wall Mount Luminaires

Type: L21 **Special**

Rev. Date: V4 02/26/2020

Product Description

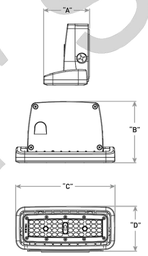
The Noctura® LED Wall Mount luminaire minimizes cost of ownership with easy installation, high performance and quality backed by a Cree Lighting 10-year limited warranty. The Noctura Series has a coordinated style across area, flood and wall mount luminaires to provide a consistent daytime appearance across a building site or campus. The rugged yet lightweight aluminum housing and mounting box are designed for easy installation of a variety of junction box styles (4" square, 3" and 4" octagonal, single gang (vertical or horizontal mounts). Luminaires (1L & 3L) allow for through-wired or conduit entry from the top, sides and rear. Luminaires (7L and higher) allow for through-wired or conduit entry from the top, bottom, sides and rear.
Applications: Ideal for both retrofit and new installation: building facade, security and general lighting applications.

Performance Summary

- **Lumen Output:** Up to 22,600 lumens
- **Efficacy:** Up to 154 LPW
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K and 5000K
- **Limited Warranty*:** 10 years on luminaire

*See http://creelighting.com/warranty for warranty terms

7L



Lumen Package	Weight	Dim "A"	Dim "B"	Dim "C"	Dim "D"
1L*	2.2 lbs. (1.0kg)	3.7" (93mm)	5.4" (136mm)	8.7" (220mm)	3.6" (91mm)
3L*	3.0 lbs. (1.4kg)	4.0" (102mm)	5.4" (136mm)	8.7" (220mm)	3.9" (100mm)
7L*	4.4 lbs. (2.1kg)	6.5" (165mm)	5.4" (136mm)	9.8" (250mm)	6.4" (163mm)

* See page 3 for large lumen package line drawings

Ordering Information

Example: NTW-A-WM-T3-1L-40K-UL-BZ

NTW	A	WM	T3	3L	30K	UL	CS-P
Product	Version	Mounting	Optic	Lumen Package*	CCT	Voltage	Options
NTW	A	WM Wall Mount	T3 Type III Medium	**Small** **1L** 1,600 lumens - Not available in 347-480V **3L** 3,900 lumens **7L** 7,000 lumens **Large** **11L** 11,000 lumens **17L** 17,000 lumens **23L** 23,000 lumens	**40K** 4000K **50K** 5000K	**UL** Universal 120-277V **UH** Universal 347-480V	**CS** Silver Finish **P Button Photocell** - Available with UL voltage only

* Lumen Package codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

ALDI'S

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Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

CPY Series - Version B

CPY250® LED Canopy/Soffit Luminaire

Type: L22

Rev. Date: V14 03/02/2020

Product Description

The CPY250® LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91" (23mm) drop-glass lens.
Applications: Petroleum canopies, CNG fueling stations, soffits

Performance Summary

- Assembled in the U.S.A. of U.S. and imported parts
- **Initial Delivered Lumens:** Up to 20,080
- **Efficacy:** Up to 151 LPW
- **CRI:** Minimum 70 CRI
- **CCT:** 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)
- **Limited Warranty*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish
- IP66 Rated (Direct Mount only)
- Class I, Division 2 Hazardous Location for select models

*See http://creelighting.com/warranty for warranty terms

Accessories

Field-Installed

Direct Mount Luminaires
Canopy Upgrade Kits (18 ga. steel, except where noted)
CPY-KIT/DA* - for use with Cree Lighting CAN-304 luminaires, 14 ga. 5052 aluminum
XA-BXCCMW – for use with Jet-Philips, 21.60" (549mm) square, white
XA-BXCCNW – for use with Elsco Franciscan, 22.06" (560mm) square, white
XA-BXCCPW – for use with LSI Dakota or Masters, 22.50" (572mm) square, white
XA-BXCCQW – for use with Whiteway Riviera or Rig-A-Lite, 20.60" (523mm) square, white
XA-BXCCRW – for use with Elsco Merrit, 18.06" (459mm) square, white
XA-BXCCSW – for use with LSI Richmond or Whiteway Civic, 23.00" (584mm) L x 13.00" (330mm) W, white
Direct Mount Junction Box/Stem Kit
XA-BXCCJBOX – 6.0" (152mm) H x 3/4" (19mm) NPT Stem
- Watertight
- Rated for feed through 8 (4 in, 4 out) #12 AWG conductors
Direct Mount Beauty Plates
XA-BXCCBPW – 24.17" (665mm) Beauty Plate Only (18 ga. steel), white
XA-BXCCBPB12W – 26.17" (665mm) Beauty Plate (18 ga. steel) w/12" (305mm) Backer Plate (16 ga. steel), white
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 13.75" x 15" (183mm x 375mm)
XA-BXCCBPB16W – 26.17" (665mm) Beauty Plate (18 ga. steel) w/16" (406mm) Backer Plate (16 ga. steel), white
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 12" x 15" (305mm x 375mm)

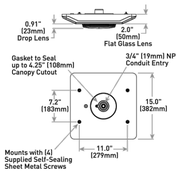
Pendant Mount Luminaires
Pendant Mount Kits
XA-PS126/T* – 5' (127mm) pendant
XA-PS196/T* – 11" (279mm) pendant
XA-PS236/T* – 15" (381mm) pendant
- Includes two conduit fittings and 3/4-14 NPT pipe threaded on two ends
Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

* Must specify color: BK (Black), BZ (Bronze), SV (Silver) or WH (White)

DM Mount

Flat Lens

Drop Lens



Weight
12.5 lbs. (5.7kg)

Ordering Information

Example: CPY250-B-DM-D-A-UL-SV

CPY250	B	DM	F	C	UL	CS	30K	MOD-29W (Special)
Product	Version	Mounting	Optic	Lumen Package/ Input Power Designator	Voltage	Color Options	CCT	Options
CPY250	B	**DM** Direct **HC** Hook & Cord **PD** Pendant	**D** 0.91" (23mm) Drop Lens **F** Flat Lens	**A** 60W **13L** 91W **B** 96W **C** 21W **E** 145W **F** 85W	**UL** Universal 120-277V **UH*** Universal 347-480V - Available with B, E & F input power designators only - Must specify either 34 or 48 voltage with 13L, A and C **34*** 347V - Available with 13L lumen package and A & C input power designators only **48*** 480V - Available with 13L lumen package and A & C input power designators only	**BK** Black **BZ** Bronze **CS** Silver **WH** White	**30K** 3000K **40K** 4000K **57K** 5700K	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified lumen package/ Input Power Designator **HZ Class I, Div. 2 Hazardous Location Certification** - Available with DM and PD mounts only - A & C input power designators are available for DM and PD mounts except PD mount with 34 & 48 voltages in Canada - Not available with K or PML options **K NSF 2 Certification** - Luminaires include NSF certification mark - Available with the DM mount only - Not available with the HZ or PML options **PML Programmable Multi-Level** - Available with UL voltage only - Refer to PML spec sheet for details

* 13L lumen package and A & C input power designators utilize a magnetic step-down transformer. For input power for 347 and 480V, refer to the Electrical Data table

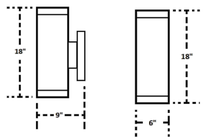
US: creelighting.com T (800) 236-6800
Canada: creelighting-canada.com T (800) 473-1234

CREE LIGHTING

18" Cylinder LED Sconce

Decorative Outdoor – Wall Mount

Type: L24



Performance Summary

- **Distribution:** Uplight/Downlight
- **Initial Delivered Lumens:** 2,400
- **Input Power:** 29 watts
- **CRI:** 90+ CRI
- **CCT:** 3000K
- **Voltage:** 120V, 60Hz
- **Dimmable:** Yes*
- **Finish:** Satin
- **Frame Material:** Metal
- **J-Box Type:** 4X4 (standard)
- **Dimensions:** 6.0"W X 18.0"H X 9.0"D
- **Compliance:** ETL, Title 24, and wet location listed when used with top cover
- **Warranty:** Contact factory for warranty information

*Recommended Dimmers: Lutron – CT-600P, CTCL-153P, MACL-153M, S-600P, S-600P, SCL-153P, TGCL-153P; Leviton – 6631, 6674, IPL06

Accessories

Field-Installed

Top Cover Lens (included with sconce)
00-LENS
- Adapts up/down sconce to downlight distribution only

Ordering Information

Product
CL-20364LEDD-SAT-CLR-SB

Noctura Series

LED Area Luminaires

Type: L31/L32/L33/L34

Special

Rev. Date: V5 03/10/2020

Product Description

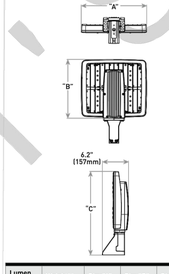
The Noctura® LED Area luminaire minimizes cost of ownership with easy installation, high performance and quality backed by a Cree Lighting 10-year limited warranty. The Noctura Series has a coordinated style across area, flood and wall mount luminaires to provide a consistent daytime appearance across a building site or campus. Versatile mounting configurations offer installation flexibility and ease of application for direct pole, tenon or vertical flat surface mounting.
Applications: Ideal for both retrofit and new installation: parking area, security, or site pathway applications.

Performance Summary

- **Lumen Output:** Up to 35,600 lumens
- **Efficacy:** Up to 155 LPW
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K, 5000K
- **Limited Warranty*:** 10 years on luminaire, mounts, backlight shields, bird spikes and cables/1 year on photocells and shorting cap

*See http://creelighting.com/warranty for warranty terms

11L
Direct Mount (NTA-DA-BZ or NTA-DA-BZ-U)



Accessories

Field-Installed

Backlight Shield
NTA-BLSF-11L
- For use with 11L only
NTA-BLSF-19L
- For use with 19L only
NTA-BLSF-35L
- For use with 35L only

Bird Spikes
NTA-BRDSPK-19L
- For use with 19L only
NTA-BRDSPK-35L
- For use with 35L only

Button Photocell
C-ACC-A-PCELL-LV
- For use with 120V only
C-ACC-A-PCELL-HV
- For use with 208-277V only

Cable
NTX-QC-5 (120-277 Volt only)
NTX-QC-5-U (120-480 Volt)
- 5' (1.5m) cable replacement
Shorting Cap
XA-XSLSHRT
NEMA 3-Pin Photocell
C-ACC-A-PCELL-NEMA3-LV
- UL (120-277V) Voltage only

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** NTA-DA-BZ + **Luminaire:** NTA-A-NM-T3-11L-40K-UL-BZ

Mount (Luminaire must be ordered separately)*

NTA-DA-CS

Direct Arm Mounts
NTA-DA-BZ (120-277 Volt only)
NTA-DA-BZ-U (120-480 Volt)
- Direct Arm Mount
NTX-3R-BZ (120-277 Volt only)
NTX-3R-BZ-U (120-480 Volt)
- Extended Arm includes a NEMA® 3-Pin Photocell Receptacle and a knockout for an Occupancy Sensor
- Must be used with NTA-DA-BZ or NTA-DA-BZ-U mounts

Adjustable Arm Mounts
NTX-AA-BZ (120-277 Volt only)
NTX-AA-BZ-U (120-480 Volt)
- Adjustable Arm Mount w/ knockout for Field-Installed Button Photocell (by others)
NTX-AA-3R-BZ (120-277 Volt only)
NTX-AA-3R-BZ-U (120-480 Volt)
- Adjustable Arm Mount w/NEMA® 3-Pin Photocell Receptacle
NTX-3R-BZ (120-277 Volt only)
NTX-3R-BZ-U (120-480 Volt)
- Extended Arm includes a NEMA® 3-Pin Photocell Receptacle and a knockout for an Occupancy Sensor (by others)
- Must be used with NTX-AA-BZ or NTX-AA-BZ-U mounts

Trunnion Mounts
NTX-TR-BZ (120-277 Volt only)
NTX-TR-BZ-U (120-480 Volt)
- Trunnion Mount
NTX-TR-3R-BZ (120-277 Volt only)
NTX-TR-3R-BZ-U (120-480 Volt)
- Trunnion Mount w/NEMA® 3-Pin Photocell Receptacle
NTX-TR-PK-BZ (120-277 Volt only)
NTX-TR-PK-BZ-U (120-480 Volt)
- Trunnion Mount w/knockout for Field-Installed Button Photocell (by others)
NTX-3R-BZ (120-277 Volt only)
NTX-3R-BZ-U (120-480 Volt)
- Extended Arm includes a NEMA® 3-Pin Photocell Receptacle and a knockout for an Occupancy Sensor (by others)
- Must be used with NTX-TR-BZ or NTX-TR-BZ-U mounts

Note: NEMA® 3-Pin Photocell Receptacle requires photocell or shorting cap by others

Lumen Package	Weight**	Dim "A"	Dim "B"	Dim "C"
11L*	12.5 lbs. (5.7kg)	10.6" (269mm)	12.9" (328mm)	18.7" (476mm)
19L*	14.0 lbs. (7.3kg)	15.4" (391mm)	13.8" (351mm)	19.6" (499mm)
35L*	21.1 lbs. (9.6kg)	15.4" (391mm)	19.8" (502mm)	25.6" (650mm)

* See pages 3-5 for additional line drawings
** Includes housing & mount (for housing weight only refer to page 2)

NTA	A	NM	T4	11L	57K	UL	CS
Product	Version	Mounting	Optic	Lumen Package**	CCT	Voltage	Color Options
NTA	A	**NM** No Mount	**T3*** Type III Medium **T4*** Type IV Medium **TS** Type V Medium	**11L** 11,000 lumens **19L** 19,000 lumens **35L** 35,000 lumens	**40K** 4000K **50K** 5000K **57K** 5700K	**UL** Universal 120-277V **UH** Universal 347-480V	**BZ** Bronze **CS** **Silver**

* Available with Backlight Shield when ordered with field-installed accessory (see table above)
** Lumen Package codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

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RYAN J. ANDERSON

Ryan Anderson

DATE 06/06/2023 LIC. NO. 55938

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(XXX) XXX-XXXX fax

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7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

Project Name & Location:

SITE LIGHTING CATALOGUE PAGES

Drawing Name:

Type: V7.0 ER	ISG Project No. 23-21339
Drawn By: AJR	
Designed By: AJR	C-620
Reviewed By: RJA	Drawing No.

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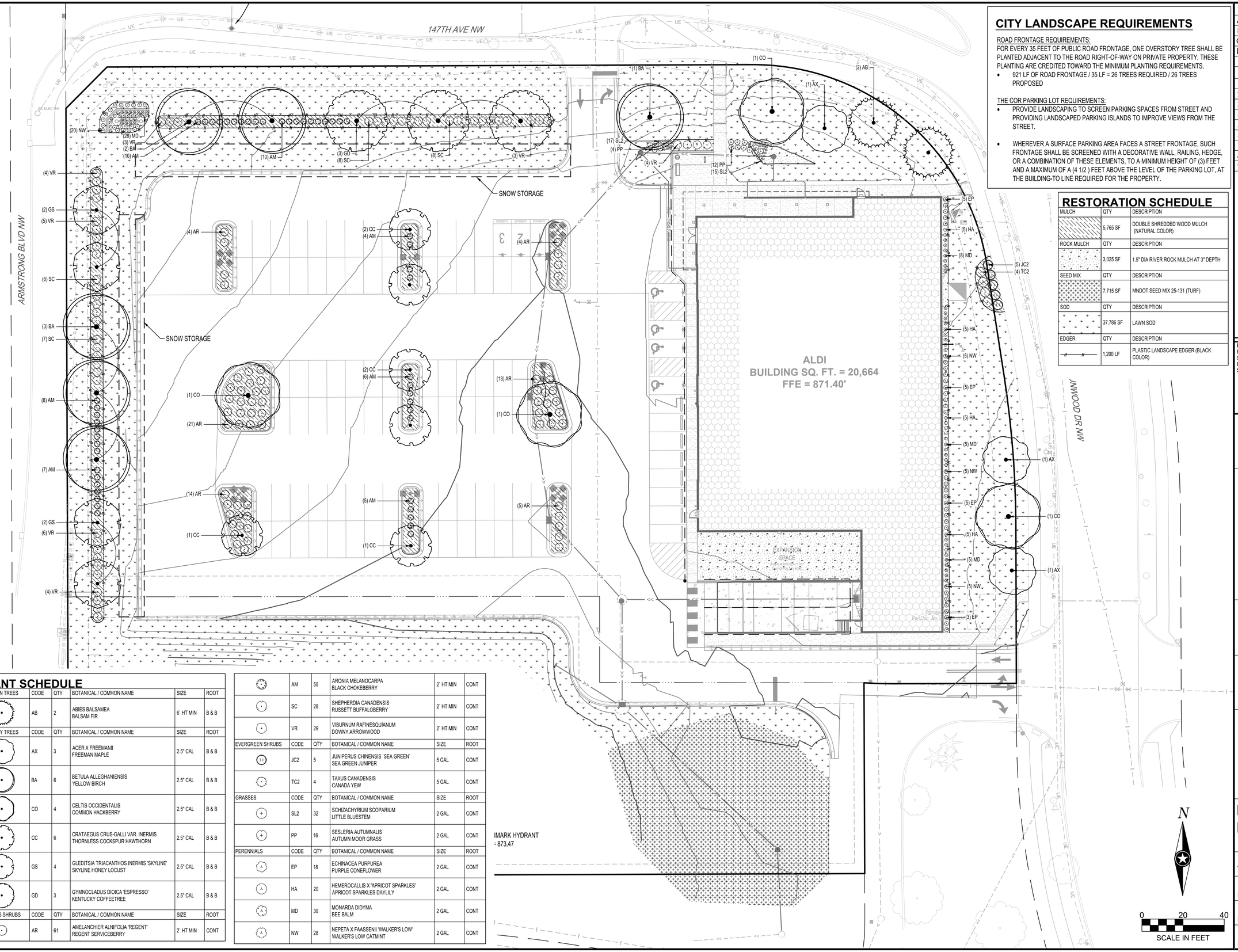

CITY LANDSCAPE REQUIREMENTS

ROAD FRONTAGE REQUIREMENTS:
FOR EVERY 35 FEET OF PUBLIC ROAD FRONTAGE, ONE OVERSTORY TREE SHALL BE PLANTED ADJACENT TO THE ROAD RIGHT-OF-WAY ON PRIVATE PROPERTY. THESE PLANTING ARE CREDITED TOWARD THE MINIMUM PLANTING REQUIREMENTS.

- 921 LF OF ROAD FRONTAGE / 35 LF = 26 TREES REQUIRED / 26 TREES PROPOSED

THE COR PARKING LOT REQUIREMENTS:

- PROVIDE LANDSCAPING TO SCREEN PARKING SPACES FROM STREET AND PROVIDING LANDSCAPED PARKING ISLANDS TO IMPROVE VIEWS FROM THE STREET.
- WHEREVER A SURFACE PARKING AREA FACES A STREET FRONTAGE, SUCH FRONTAGE SHALL BE SCREENED WITH A DECORATIVE WALL, RAILING, HEDGE, OR A COMBINATION OF THESE ELEMENTS, TO A MINIMUM HEIGHT OF (3) FEET AND A MAXIMUM OF A (4 1/2) FEET ABOVE THE LEVEL OF THE PARKING LOT, AT THE BUILDING-TO LINE REQUIRED FOR THE PROPERTY.

RESTORATION SCHEDULE

MULCH	QTY	DESCRIPTION
	5,765 SF	DOUBLE SHREDDED WOOD MULCH (NATURAL COLOR)
ROCK MULCH	QTY	DESCRIPTION
	3,025 SF	1.5" DIA RIVER ROCK MULCH AT 3" DEPTH
SEED MIX	QTY	DESCRIPTION
	7,715 SF	MNDOT SEED MIX 25-131 (TURF)
SOD	QTY	DESCRIPTION
	37,786 SF	LAWN SOD
EDGER	QTY	DESCRIPTION
	1,200 LF	PLASTIC LANDSCAPE EDGER (BLACK COLOR)

PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	AB	2	ABIES BALSAMEA BALSAM FIR	6' HT MIN	B & B
OVERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	AX	3	ACER X FREEMANII FREEMAN MAPLE	2.5" CAL	B & B
	BA	6	BETULA ALLEGHANIENSIS YELLOW BIRCH	2.5" CAL	B & B
	CO	4	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5" CAL	B & B
	CC	6	CRATAEGUS CRUS-GALLI VAR. INERMIS THORNLESS COCKSPUR HAWTHORN	2.5" CAL	B & B
	GS	4	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' SKYLINE HONEY LOCUST	2.5" CAL	B & B
	GD	3	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE	2.5" CAL	B & B
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	AR	61	AMELANCHIER ALNIFOLIA 'REGENT' REGENT SERVICEBERRY	2' HT MIN	CONT
	AM	50	ARONIA MELANOCARPA BLACK CHOKEBERRY	2' HT MIN	CONT
	SC	28	SHEPHERDIA CANADENSIS RUSSETT BUFFALOBERRY	2' HT MIN	CONT
	VR	29	VIBURNUM RAFINESQUIANUM DOWNY ARROWWOOD	2' HT MIN	CONT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	JC2	5	JUNIPERUS CHINENSIS `SEA GREEN' SEA GREEN JUNIPER	5 GAL	CONT
	TC2	4	TAXUS CANADENSIS CANADA YEW	5 GAL	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	SL2	32	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	2 GAL	CONT
	PP	16	SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	2 GAL	CONT
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	EP	18	ECHINACEA PURPUREA PURPLE CONEFLOWER	2 GAL	CONT
	HA	20	HEMEROCALLIS X 'APRICOT SPARKLES' APRICOT SPARKLES DAYLILY	2 GAL	CONT
	MD	30	MONARDA DIDYMA BEE BALM	2 GAL	CONT
	NW	28	NEPETA X FAASSENII 'WALKER'S LOW' WALKER'S LOW CATMINT	2 GAL	CONT

Issued:		Date:
A	CITY SUBMITTAL #1	05/12/23
B	CITY SUBMITTAL #2	06/06/23
C		
D		
E		

Revisions:	Date:
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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.

RYAN J. ANDERSON

Ryan Anderson

DATE 06/06/2023 LIC. NO. 55938

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

ISG

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PHONE: 952.426.0699

ALDI Inc.
Division Address
Division City, Division State, Zip
(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

ALDI Inc. Store #: 143
RAMSEY, MN
7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

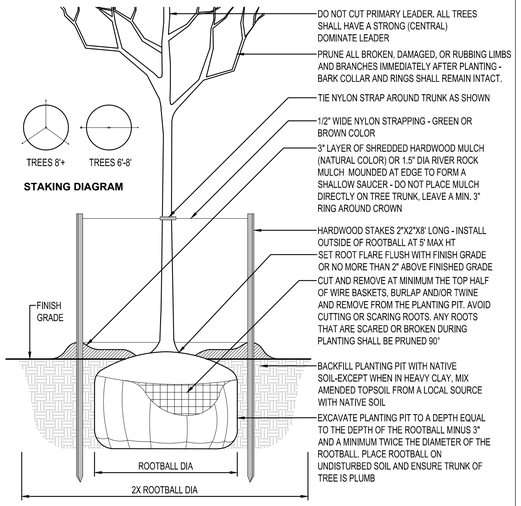
Project Name & Location:

PLANTING AND RESTORATION PLAN

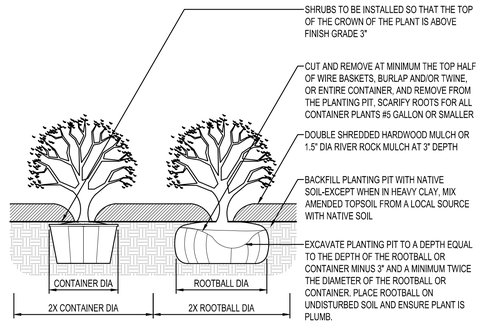
Drawing Name:

		ISG Project No.
Type:	V7.0 ER	23-21339
Drawn By:	AE	
Designed By:	AE	C-510
Reviewed By:	MRW	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION



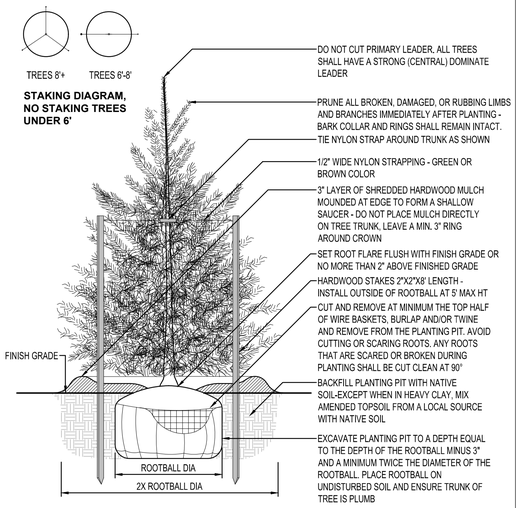
DECIDUOUS TREE PLANTING
NTS



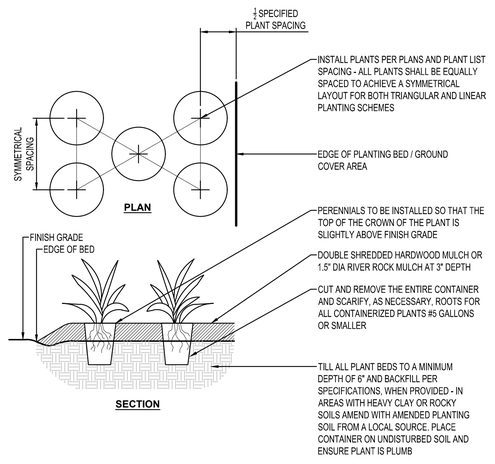
SHRUB PLANTING
NTS

PLANTING NOTES

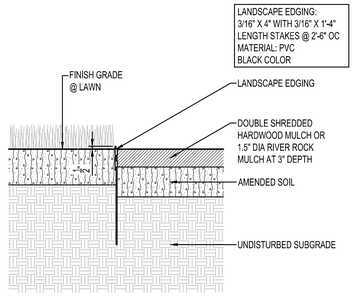
1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. A TOPSOIL INSPECTION IS REQUIRED PRIOR TO INSTALLATION OF LANDSCAPING.
4. A MINIMUM OF 4 INCHES OF TOPSOIL, WITH NO MORE THAN 35% SAND CONTENT IS REQUIRED OVER ALL DISTRIBUTED AREAS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING.
5. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
6. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
7. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
8. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
9. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
10. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
11. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
12. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR TWO FULL GROWING SEASON (TWO YEARS) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
13. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
14. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
15. PROVIDE DOUBLE SHREDDED HARDWOOD MULCH (NATURAL COLOR) SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
16. MULCHING MATERIAL SHALL BE DOUBLE SHREDDED HARDWOOD MULCH, AND 1.5" DIA RIVER ROCK MULCH AT 3" DEPTH WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
17. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
18. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
19. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.
20. PLANTINGS ARE TO BE WATERED REGULARLY UNTIL PLANTING/SOD/SEED HAS BEEN ESTABLISHED.
21. ANY DEVIATIONS FROM THE APPROVED LANDSCAPE PLAN WILL REQUIRE PRIOR APPROVAL ROM THE CITY.



EVERGREEN TREE PLANTING
NTS



PERENNIAL PLANTING
NTS



LANDSCAPE EDGING
NTS

Issued:		Date:
A	CITY SUBMITTAL #1	05/12/23
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(XXX) XXX-XXXX fax

ALDI Inc. Store #: 143
RAMSEY, MN
7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

Project Name & Location:

PLANTING NOTES AND DETAILS

Drawing Name:

Type: V7.0 ER	ISG Project No. 23-21339
Drawn By: AE	
Designed By: AE	C-520
Reviewed By: MRW	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION

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

RESOLUTION #23-138

A RESOLUTION APPROVING SITE PLAN FOR A RETAIL BUILDING AT 7992 SUNWOOD DRIVE NORTHWEST

RECITALS

1. Aldi Inc., hereinafter referred to as the "**Permittee**" has properly applied for a Site Plan for a retail building on the property legally described as follows:

   Lot 1 Block 1, COR FOUR, Anoka County, Minnesota

   ("**Subject Property**")

2. That the **Subject Property** is zoned COR-2b, which is a mixed-use zoning designation and guided as such in the 2040 Comprehensive Plan.

3. That the City Code allows this type of conditional use in the COR-2b District.

4. That the **Permittee** appeared before the Planning Commission for a public hearing on June 22, 2023, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

5. That the Planning Commission reviewed and recommended approval/denial of the request on June 22, 2023.

6. That the City Council reviewed the Planning Commission's recommendation on July 11, 2023.

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

That the Ramsey City Council hereby grants approval of the Site Plan for a 20,664 square-foot retail building on the **Subject Property** contingent upon the following conditions:

SITE CONDITIONS

1. Site, landscaping, and utility plans shall conform to those plans dated June 6, 2023. Architectural plans shall conform to those plans dated June 12, 2023.

2. That the Applicant enter into a Development Agreement with the City.

3. Final legal form approved by the City Attorney.

4. A Cross Access and Maintenance Agreement on the **Subject Property** be recorded with Anoka County to allow access through the parcels to the south.

5. Compliance with Staff comments as noted in ProjectDox.

6. That a separate building permit and sign permits are required.

7. Signs shall be allowed on all four sides of the building in the sizes and areas shown on the architectural plans dated June 12, 2023.

8. The freestanding pylon sign shall be located near the intersection of Armstrong Boulevard NW and Sunwood Drive (147th Avenue NW) shall be shared between the user on Lot 1 and a user on Lot 2. This sign is limited to 50 feet in height with a sign area of 150 square feet.

9. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

10. That this Site Plan Review shall automatically expire if the use is not initiated by July 11, 2024, and that the issuance of a building permit shall constitute initiation of use.

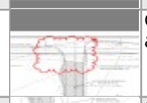
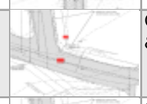
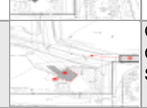
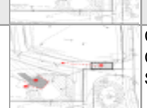
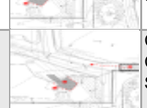
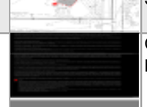
ProjectDox

Changemarks Report

Project Name: ALDI

Workflow Started: 05/12/2023 11:12 AM

Report Generated: 06/13/2023 05:09 PM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	68	False	Unresolved	Civil Engineer II		C-210 EXISTING SITE & REMOVA PLAN.pdf	Joe Feriancek 2	sanitary line	line will be removed not abandoned. Need to call out how manhole invert will be patched.	05/26/2023 9:27 AM	Joe Feriancek	Note has been revised to remove sanitary lines. Note has been added for patching existing manhole invert from removed pipe.
		69	False	Unresolved	Civil Engineer II		C-320 SITE UTILITY PLAN.pdf	Joe Feriancek	Swale along Sunwood Drive	City does not want a swale adjacent to Sunwood Drive. Grading plan should adjust to have sheet flow to the	05/26/2023 9:30 AM	Joe Feriancek	Grading has been revised to avoid a low point east of the building.
		70	False	Unresolved	Civil Engineer II		C-320 SITE UTILITY PLAN.pdf	Joe Feriancek	connection to manhole	need to call out how connection is being made...core drill and boot connection. include	05/26/2023 9:30 AM	Joe Feriancek	Note has been added to call out the core drill and boot connection for the new service entry to the existing manhole.
		71	False	Unresolved	Civil Engineer II		C-320 SITE UTILITY PLAN.pdf	Joe Feriancek	wet tap and valve	include valve at the wet tap connection.	05/26/2023 9:30 AM	Joe Feriancek	Note has been added to call out the core drill and boot connection for the new service entry to the existing manhole.
		67	False	Unresolved	Civil Engineer II		C-310 SITE PLAN.pdf	Joe Feriancek	Turning Movements	Please provide turning movements showing the right turn out, into the roundabout. This is to	05/26/2023 9:16 AM	Joe Feriancek	See sheet C-311 for the vehicle movements on the site.
		51	False	Unresolved	Civil Engineer IV		Final Plat.pdf	LL	Identify lines	Identify lines with this line style. They are not dimensioned or annotated.	05/26/2023 9:04 AM	Len Linton	Existing platted lot lines. Lines are now labeled.
		64	False	Unresolved	Civil Engineer II		C-210 EXISTING SITE & REMOVA PLAN.pdf	Joe Feriancek	Northern Entrance	The City wants this to become a right in / right out, due to the over congestion at the southern exit. This	05/26/2023 9:05 AM	Joe Feriancek	Access driveway has been revised to be two-way as a right in / right out. Refer to sheet C-311 for truck turning movements. A sign has
		65	False	Unresolved	Civil Engineer II		C-210 EXISTING SITE & REMOVA PLAN.pdf	Joe Feriancek	Watermain Removal	Looks like we're removing watermain, needs to be called out.	05/26/2023 9:05 AM	Joe Feriancek	Note has been added.
		66	False	Unresolved	Civil Engineer II		C-210 EXISTING SITE & REMOVA PLAN.pdf	Joe Feriancek	Utility Removals	Please make the utility removals bolder so they stand out more. It's difficult to see the lines through the	05/26/2023 9:05 AM	Joe Feriancek	Utility removal have been made thicker.
		39	False	Unresolved	Environmental Review		C-510 LANDSCAPE PLAN.pdf	CA	Sod	Why would sod not be installed up to the edge of the sidewalk? Whatever groundcover exists currently	05/26/2023 9:02 AM	Chris Anderson	Sod has been shown to the edge of the sidewalk.
		60	False	Unresolved	Civil Engineer II		C-140 PROPOSED SWPPP.pdf	Joe Feriancek	Construction Exit	Adjust location to the west to prevent blocking the drive.	05/26/2023 8:53 AM	Joe Feriancek	Construction exit has been moved as requested.
		61	False	Unresolved	Civil Engineer II		C-130 PRE-CONSTRUCTION SWPPP.pdf	Joe Feriancek	solid grey hatch	what is this hatch representing?	05/26/2023 8:59 AM	Joe Feriancek	Hatch has been removed.
		62	False	Unresolved	Civil Engineer II		C-130 PRE-CONSTRUCTION SWPPP.pdf	Joe Feriancek	Construction Exit location	The Construction Exist must be move to the west, past the currently used drive.	05/26/2023 8:59 AM	Joe Feriancek	Construction exit has been moved as requested.
		63	False	Unresolved	Civil Engineer II		C-130 PRE-CONSTRUCTION SWPPP.pdf	Joe Feriancek	Silt Fence	The pre construction silt fence should encompass the work occuring within the pond.	05/26/2023 8:59 AM	Joe Feriancek	Silt fence has been revised to the new grading limits.
		59	False	Unresolved	Civil Engineer II		C-110 SWPPP NARRATIVE.pdf	Joe Feriancek	Inspections	Add note to send a copy of the weekly and 1/2 inch rainfall event inspections to the City Inspector.	05/26/2023 8:43 AM	Joe Feriancek	Note has been added.
		58	False	Unresolved	Civil Engineer II		C-111 SWPPP NARRATIVE.pdf	Joe Feriancek	Label Map	Add title to confirm this is the 1-mile radius map. Call out the project outfalls and/or impaired waters.	05/26/2023 8:41 AM	Joe Feriancek	Labels have been added as requested.
		57	False	Unresolved	Civil Engineer II		C-023 SITE DETAILS.pdf	Joe Feriancek	STO-10	You may use this if desired, but it is only required for 36" or greater FES.	05/26/2023 8:35 AM	Joe Feriancek	Detail removed.
		34	False	Unresolved	Engineering Tech		C-320 SITE UTILITY PLAN.pdf	Aaron Madsen	Sanitary line	Make line straight into bulding	05/22/2023 1:39 PM	Aaron Madsen	Sanitary service adjusted.

ProjectDox

Changemarks Report

		35	False	Unresolved	Engineering Tech		C-320 SITE UTILITY PLAN.pdf	Aaron Madsen	watermain testing	Make sure there are valves on both ends so the whole waterline can be PSI tested.	05/22/2023 1:39 PM	Aaron Madsen	Existing valves have been added and labeled.
		31	False	Unresolved	City Planner		Elevations.pdf	TL	Changemark note #02 TL	Please move all utility boxes and transformers to the west side of the building. If this is not possible, please add a	05/19/2023 10:00 AM	Todd Larson	Knee wall added.
		20	False	Unresolved	City Planner		C-510 LANDSCAPE PLAN.pdf	TL	Changemark note #01 TL	In lieu of at least 40% building frontage, you will need to add a decorative wall (see east end of	05/19/2023 9:43 AM	Todd Larson	Decorative wall has been provided
		22	False	Unresolved	City Planner		C-510 LANDSCAPE PLAN.pdf	TL	Changemark note #03 TL	Where is snow likely to be stored?	05/19/2023 9:43 AM	Todd Larson	Snow removal areas have been shown on sheet C5-10
		24	False	Unresolved	City Planner		C-510 LANDSCAPE PLAN.pdf	TL	Changemark note #05 TL	If all of this utility equipment must be here, please add a decorative screen wall.	05/19/2023 9:43 AM	Todd Larson	Decorative wall has been provided
		18	False	Unresolved	City Planner		C-410 GRADING PLAN.pdf	TL	Changemark note #02 TL	Why is there a depression here?	05/19/2023 9:33 AM	Todd Larson	This depression is needed for an area-intake for stormwater.
		7	False	Unresolved	City Planner		C-310 SITE PLAN.pdf	TL	Changemark note #04 TL	Line up southern pavement line with the loading dock edge for the ease of the truck driver.	05/19/2023 9:30 AM	Todd Larson	Refer to sheet C-311 for truck turning movements. Current pavement layout is adequate to provide the required truck route.
		12	False	Unresolved	City Planner		C-310 SITE PLAN.pdf	TL	Changemark note #09 TL	Please locate all utility boxes, transformers, etc to the other side of the building. Not along the	05/19/2023 9:30 AM	Todd Larson	Screen wall has been added to the transformer location. The proposed site does not have room for the transformer on the front side of the
		1	False	Unresolved	Economic Development		C-024 PYLON SIGN DETAIL.pdf	Sullivan Comment 1	Changemark note #01	Would it be possible to have larger sign for the Jr Tenant?	05/15/2023 11:04 AM	Sean Sullivan	
	2	87	False	Unresolved	Engineering Tech		C-320 SITE UTILITY PLAN.pdf	Aaron Madsen	Add valve for water testing where 8" connects to existing fitting		06/13/2023 4:10 PM	Aaron Madsen	
		85	False	Unresolved	Civil Engineer IV		C-410 GRADING PLAN.pdf	LL	Add rim elevation	Add rim elevation for this structure.	06/12/2023 12:07 PM	Len Linton	
		86	False	Unresolved	Civil Engineer IV		C-410 GRADING PLAN.pdf	LL	Need permission to grade off property	The plans show placing fill on adjacent property. Written permission is required before performing	06/12/2023 12:07 PM	Len Linton	
		81	False	Unresolved	Civil Engineer II		C-320 SITE UTILITY PLAN.pdf	Joe Feriancek	Storm Invert Labels	Include the invert direction, the pipe label is okay, but preference would be to call out the structure instead.	06/12/2023 9:02 AM	Joe Feriancek	
		82	False	Unresolved	Civil Engineer II		C-320 SITE UTILITY PLAN.pdf	Joe Feriancek	Storm Sewer Stub invert	call out the invert at the end of the stub.	06/12/2023 9:02 AM	Joe Feriancek	
		83	False	Unresolved	Civil Engineer II		C-320 SITE UTILITY PLAN.pdf	Joe Feriancek	Pipe P3	Verify, but I believe for 12" pipe the minimum slope is 0.37%	06/12/2023 9:02 AM	Joe Feriancek	
		84	False	Unresolved	Civil Engineer II		C-320 SITE UTILITY PLAN.pdf	Joe Feriancek	Critical Crossing	FYI, because the storm sewer is crossing over the watermain, DOLI review will more than likely call out to	06/12/2023 9:02 AM	Joe Feriancek	
		80	False	Unresolved	Civil Engineer II		C-410 GRADING PLAN.pdf	Joe Feriancek	869 Contour	Grading goes from 870 to 868	06/12/2023 8:50 AM	Joe Feriancek	
		79	False	Unresolved	Civil Engineer II		C-310 SITE PLAN.pdf	Joe Feriancek	Steps	You could get rid of these steps if desired. You can run over 5% slope, but just need a landing area for every 18"	06/12/2023 8:43 AM	Joe Feriancek	
		77	False	Unresolved	Environmental Review		C-510 PLANTING AND RESTORATION PLAN.pdf	CA	Sod	This area should be sodded as well.	06/08/2023 9:03 AM	Chris Anderson	
		78	False	Unresolved	Environmental Review		C-520 PLANTING NOTES AND DETAILS.pdf	CA	Watering	Since no irrigation system is proposed, add note(s) to clearly specify that sod, trees, shrubs, and	06/08/2023 9:18 AM	Chris Anderson	

ProjectDox

Changemarks Report

		73	False	Unresolved	Engineering Tech		C-320 SITE UTILITY PLAN.pdf	Logan Czech	Cleanout	It looks like this is a subdrain cleanout. Either move this or move the note to be accurate.	06/07/2023 2:39 PM	Logan Czech	
		74	False	Unresolved	Engineering Tech		C-320 SITE UTILITY PLAN.pdf	Logan Czech	Floating Valve	Is this existing valve on a short stub?	06/07/2023 2:39 PM	Logan Czech	
		75	False	Unresolved	Engineering Tech		C-320 SITE UTILITY PLAN.pdf	Logan Czech	Core Drill Elevation	What is dictating this invert elevation? 7% slope of service seems excessive	06/07/2023 2:39 PM	Logan Czech	
		76	False	Unresolved	Engineering Tech		C-320 SITE UTILITY PLAN.pdf	Logan Czech	Notes	18" Separation is indeed minimum for sewer and watermain, but should also add that insulation is	06/07/2023 2:39 PM	Logan Czech	
		72	False	Unresolved	Engineering Tech		C-140 PROPOSED SWPPP.pdf	Logan Czech	Erosion Control Blanket & RipRap	Legend shows RipRap and Erosion Control Blanket and there are quantities for both in the SWPPP but I do not	06/07/2023 2:09 PM	Logan Czech	

Regular Planning Commission **6. 5.**

Meeting Date: 06/22/2023

By: Todd Larson, Community Development

Information

Title:

PUBLIC HEARING - Zoning Code Update

Purpose/Background:

Every ten years, every community in the Twin Cities metropolitan region is required to update its Comprehensive Plan. After they are reviewed by the Metropolitan Council and adopted by each city, they go into effect. Cities are required to update their regulations to be in line with the Comprehensive Plan. Essentially, the Zoning Code the toolbox used to implement the Comprehensive Plan.

The current Zoning Code has been updated with various issues and topics over the years, but has not had a major overhaul in decades, if ever. The existing Code is hard to navigate, has many inconsistent and undefined terms, has some burdensome regulations, while lacking other needed regulations. Behind the scenes, staff has had near-weekly meetings for several hours discussing various aspects of the existing Code and what should be kept, deleted, or rearranged in the proposed Code. These meetings centered around what has been working well, what has been problematic, and what the vision for the community is.

Over the past nine months, the Planning Commission has had several meetings discussing various topics and sections of the Zoning Code. Feedback has been incorporated into the draft. Staff also met with the City Council at two work sessions--once for an overview of the process and some high-level questions and another to discuss clarity on home occupations.

The attached draft is color coded to show where the language came from. Much of the language is retained from the existing Code and then arranged better. Several parts were consolidated and condensed. There is also a lot of new language in Code. These sections were found in other communities' Codes and some were crafted by staff. There are several portions that are proposed for deletion. The current draft has several parks shown in red only for transparency that staff did not propose to keep entire sections in some places. The final ordinance that is presented will be in black type with all of those deleted portions removed.

Notification:

Public hearing notifications were provided in the May 26 and June 16 Anoka Union Herald Newspaper. The City's website has had a page devoted to the Zoning Code Update since spring 2023. Various social media blasts were posted on Facebook, Twitter, and Instagram. Three Ramsey Resident articles since Fall 2022 have discussed the Zoning Code Update project with the most recent one (May/June) noting the public hearing date. An email was sent to all of the business emails on the Economic Development distribution list.

Observations/Alternatives:

Alternatives to Consider:

1. Recommend approval of the draft ordinance to the City Council.
2. Recommend approval of the draft ordinance to the City Council with modifications.
3. Table the discussion to a future meeting to have staff make the requested changes to the document.
3. Recommend denial of the draft ordinance to the City Council.

Funding Source:

This work has been done as a course of staff's normal duties. All work has been done in-house without the use of consultants.

Recommendation:

Staff recommends a recommendation of approval to the City Council for the Zoning Code Update.

Action:

Move to recommend to the City Council approval of an ordinance for the Zoning Code Update.

Attachments

Ordinance #23-14
Draft Zoning Code
Proposed Zoning Map
Existing Zoning Map

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/15/2023 04:11 PM
Form Started By: Todd Larson		Started On: 06/14/2023 08:22 AM
Final Approval Date: 06/15/2023		

ORDINANCE #23-14

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AMENDMENTS TO CHAPTER 117
AND CREATION OF CHAPTER 106
OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING CHAPTER 117 AND CREATING CHAPTER 106 FOR ZONING REGULATIONS

The City of Ramsey ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENTS TO CITY CODE CHAPTER 117

Part 1: The current City Code Chapter 117 Sections 117-2 through 117-365 (inclusive) and Section 117-428 through 117-431 (inclusive) are hereby repealed.

Part 2: Chapter 117 is hereby renamed "Subdivisions, Signs, Tree Preservation, Grading, and Drainage."

SECTION 3. CREATION OF CHAPTER 106 "ZONING CODE"

A new chapter, Chapter 105 is hereby established entitled "Zoning Code." Contents of the new chapter are found in Attachment A to this Ordinance.

SECTION 4. ADOPTION OF A ZONING MAP

Pursuant to Section 106-120 "Official Zoning Map," all properties within the City of Ramsey are rezoned from their respective districts identified in Chapter 117 to the newly-established districts in Chapter 106. The Official Zoning Map is found in Attachment B of this Ordinance.

SECTION 5. SUMMARY

The following official summary of Ordinance #23-01 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

Ordinance #23-01 repeals portions of Chapter 117 pertaining to Zoning. In its place, a new chapter, Chapter 106, is created entitled "Zoning Code." This Zoning Code also includes rezoning all properties in the City of Ramsey from districts identified in Chapter 117 to the new districts established in the new Chapter 106.

SECTION 6. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

Gold Text=Partially verbatim, paraphrased, or combined carried over paragraphs.
~~Red Text~~ = Text deleted from a carried over paragraph
Blue Text = New text
Purple Text = Text added based on Planning Commission Comments
Yellow Highlight = References to update, items to check on further
Maroon Text = City Council input

100 Title

This chapter may be known, cited, and referred to as the "Ramsey Zoning Code" or "Zoning Code," except as referred to herein where it may be known as "this chapter."

101 Authority

This chapter is enacted pursuant to the authority granted by the Municipal Planning Act, M.S. §§ 462.351 to 462.364, as amended from time to time.

102 Purpose

The following zoning provisions and the zoning map established hereby have been enacted in accordance with an adopted Comprehensive Plan of land use for the purpose of: promoting the health, safety, morals, comfort, convenience, prosperity, and general welfare of the residents of the city; dividing the city into zones or districts restricting and regulating therein the location, erection, construction, reconstruction, alteration, and use of buildings, structures, and land for specified uses; regulating the intensity of the use of land; regulating and determining the area of open spaces surrounding buildings in order to prevent the overcrowding of land and to ensure adequate light and air; protecting waterways and natural resources; establishing building lines and the location of buildings designed for specified industrial, commercial, residential and other uses within such areas and fixing standards to which buildings or structures shall conform therein; prohibiting uses, buildings, or structures incompatible with the character of the specified districts; preventing additions to and alterations or remodeling of existing buildings or structures in such a way as to avoid the restrictions and limitations imposed hereunder; limiting congestion in the public streets by providing for off-street parking and loading and unloading of vehicles; providing for the gradual elimination of nonconforming uses of land, buildings and structures; and conserving the economic value of land and buildings throughout the city.

103 Coordination with other Codes

This chapter is intended to work in tandem with the adopted state Building Codes and state Fire Codes and any locally-adopted optional chapters as amended from time to time. It is also intended to work in tandem with the regulations set forth from the local watershed management organization. Nothing in this chapter is intended to preclude or supersede any requirements in those Codes or regulations.

104 Rules of Construction and Interpretation

(A) *Conflicting conditions.* Where the conditions imposed by any provision of this chapter are either more or less restrictive than comparable conditions by another provision of this chapter or by other chapters of this Code, rule or regulation of the City, the provision which imposes the more restrictive condition, standard, or requirement shall prevail.

(B) *Language rules of construction.* The language set forth in the text of this chapter shall be interpreted in accordance with the following rules of construction:

(1) All measured distances expressed in feet shall be the nearest tenth of a foot. All distances unless otherwise specified shall be measured horizontally.

(2) The present tense includes the past and future tenses; and the future tense includes the present tense.
(3) The singular number includes the plural; and the plural number includes the singular.
(4) The words "shall" and "must" are mandatory and the words "should" and "may" are permissive.

105 Definitions

If a word or term defined in this chapter appears in the text, its meaning may be construed as set forth in the definition of the word or term as found this section, except where the context clearly indicates a different meaning. If a word is not defined herein, a term is defined by commonly used English language dictionaries.

Several definitions are identified by *(MRCCA)* and *(Shoreland)* representing the meanings used in their respective overlay district regulations.

Access path. An area designated to provide ingress and egress to public waters.

Accessory structure means any subordinate building located on the same lot as the principal building containing a use which is incidental to that of the principal building.

Accessory use means a use naturally and normally incidental to, subordinate to, and auxiliary to the principal permitted use of the premises.

Addition means a physical enlargement of an existing structure.

Adjacent. Having a boundary that physically touches or adjoins.

Adult use — body painting studio means an establishment or business which provides the service of applying paint or other substance, whether transparent or non-transparent, to or on the body of a patron when such body is wholly or partially nude in terms of specified anatomical areas.

Adult use — bookstore means a building or portion of a building used for the barter, rental or sale of items consisting of printed matter, pictures, slides, records, audio tape, videotape, or motion picture film or any other audio or visual media if such building or portion of a building is not open to the public generally but only to one or more classes of the public excluding any minor by reason of age or if a substantial or significant portion of such items are distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas.

Adult use — cabaret means a building or portion of a building used for providing dancing or other live entertainment, if such building or portion of a building excludes minors by reason of age or if such dancing or other live entertainment is distinguished or characterized by an emphasis on the presentation, display, depiction or description of specified sexual activities or specified anatomical areas.

Adult use — companionship establishment means a companionship establishment which excludes minors by reason of age, or which provides the service of engaging in or listening to conversation, talk or discussion between an employee of the establishment and a customer, if such service is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

Adult use — conversation/rap parlor means a conversation/rap parlor which excludes minors by reason of age, or which provides the service of engaging in or listening to conversation, talk, or discussion, if such service is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

Adult use — health/sport club means a health/sport club which excludes minors by reason of age, or if such club is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

Adult use — hotel or motel means adult hotel or motel means a hotel or motel from which minors are specifically excluded from patronage and wherein material is presented which is distinguished or

characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.

Adult use — massage parlor, health club means a massage parlor or health club which restricts minors by reason of age, and which provides the services of massage, if such service is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

Adult use — mini-motion picture theater means a building or portion of a building with a capacity for less than 50 persons used for presenting material if such building or portion of a building as a prevailing practice excludes minors by reason of age, or if such material is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas for observation by patrons therein.

Adult use — modeling studio means an establishment whose major business is the provision, to customers, of figure models who are so provided with the intent of providing sexual stimulation or sexual gratification to such customers and who engage in specified sexual activities or display specified anatomical areas while being observed, painted, painted upon, sketched, drawn, sculptured, photographed, or otherwise depicted by such customers.

Adult use — motion picture arcade means any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled or operated still or motor picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.

Adult use — motion picture theater means a building or portion of a building with a capacity of 50 or more persons used for presenting material if such building or portion of a building as a prevailing practice excludes minors by virtue of age or if such material is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas for observation by patrons therein.

Adult use — novelty business means a business which has as a principal activity the sale of devices which stimulate human genitals or devices which are designed for sexual stimulation.

Adult use — sauna means a sauna which excludes minors by reason of age, or which provides a steam bath or heat bathing room used for the purpose of bathing, relaxation, or reducing, utilizing steam or hot air as a cleaning, relaxing or reducing agent, if the service provided by the sauna is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

Adult use — steam room/bathhouse facility means a building or portion of a building used for providing a steam bath or heat bathing room used for the purpose of pleasure, bathing, relaxation, or reducing, utilizing steam or hot air as a cleaning, relaxing or reducing agent if such building or portion of a building restricts minors by reason of age if the service provided by the steam room/bathhouse facility is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

Adult uses includes adult bookstores, adult motion picture theaters, adult motion picture rental, adult mini-motion picture theaters, adult massage parlors, adult steam room/bathhouse/sauna facilities, adult companionship establishments, adult rap/conversation parlors, adult health/sport clubs, adult cabarets, adult novelty businesses, adult motion picture arcades, adult modeling studios, adult hotels/motels, adult body painting studios, and other premises, enterprises, establishments, businesses or places open to some or all members of the public, at or in which there is an emphasis on the presentation, display, depiction or description of specified sexual activities or specified anatomical areas which are capable of being seen by members of the public.

(1) *Specified anatomical areas.*

a. Less than completely and opaquely covered human genitals, pubic region, buttock, anus, or female breast below a point immediately above the top of the areola; and

b. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

(2) *Specified sexual activities.* Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral-anal copulation, bestiality, direct physical stimulation of unclothed genitals, flagellation or torture in the context of a sexual relationship, or the use of excretory functions in the context of a sexual relationship, and any of the following sexually oriented acts or conduct:

a. Anilingus, buggery, coprophagy, coprophilia, cunnilingus, fellatio, necrophilia, pederasty, pedophilia, piquerism, sapphism, zooerasty;

b. Clearly depicted human genitals in the state of sexual stimulation, arousal or tumescence;

c. Use of human or animal ejaculation, sodomy, oral copulation, coitus, or masturbation;

d. Fondling or touching of nude human genitals, pubic region, buttocks, or female breast;

e. Situations involving a person, any of whom are nude, clad in undergarments or in sexually revealing costumes, and who are engaged in activities involving the flagellation, torture, fettering, binding or other physical restraint of any such persons;

f. Erotic or lewd touching, fondling or other sexually oriented contact with an animal by a human being;

g. Human excretion, urination, menstruation, vaginal or anal irrigation.

Adult uses — accessory means a use, business, or establishment having ten percent of its stock in trade or floor area allocated to, or 20 percent of its gross receipts derived from movie rentals or magazine sales.

Adult uses — principal means a use, business, or establishment having more than ten percent of its stock in trade or floor area allocated to, or more than 20 percent of its gross receipts derived from, any adult use.

Agricultural use means the raising, cultivation, drying, or storage of agricultural products for sale, or the storage of machinery or equipment currently used in support of agricultural production by the same farm entity in addition to the production for sale of livestock, dairy animals, dairy products, poultry or poultry products, fur bearing animals, horticultural or nursery stock, fruit, vegetables, forage, grains, or bees and apiary products. Wetlands, pasture, and woodlands accompanying land in agricultural use shall be deemed to be in agricultural use.

Alternative design. Subdivision design methods such as conservation design, transfer of development density, or similar zoning and site design techniques that protect open space and natural areas.

Amortization means the establishment of a time schedule over which the cost of an investment is depreciated.

Animal Service Business means a business that provides veterinary care, grooming, training, and/or boarding to pets and animals.

Applicant means a person who is applying for a land use application approval as required by this chapter. The term "applicant" also means that person's agents, employees, and others acting under this person's direction.

Assisted Living, Memory Care, and Nursing Home Facilities means a state-licensed residential structure where varying levels of medical care are provided for its residents.

Auto salvage. See *Vehicle wrecking yard.*

Barge fleeting. Temporarily parking and securing barges on the river, on or off channel, while tows are assembled or broken up.

Base flood elevation means the elevation of the "regional flood". The term "base flood elevation" is used in the flood insurance study.

Basement means any area of a structure, including crawl spaces, having its floor or base subgrade (below ground level) on all four sides, regardless of the depth of excavation below ground level.

Berm means an earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.

Best management practices (BMPs) means erosion and sediment control and water quality management practices that are the most effective and practicable means of controlling, preventing, and minimizing

degradation of surface water, including construction-phasing, minimizing the length of time soil areas are exposed, prohibitions, and other management practices published by state or designated area-wide planning agencies. (Refer to the current versions of the Minnesota Pollution Control Agency's publications, "Protecting Water Quality in Urban Areas," and, "Storm-Water and Wetlands: Planning and Evaluation Guidelines for Addressing Potential Impacts of Urban Storm-Water and Snow-Melt Runoff on Wetlands," the United States Environmental Protection Agency's, "Stormwater Management for Construction Activities: Developing Pollution Prevention Plans and Best Management Practices," and the state department of transportation's, "Erosion Control Design Manual" for suitable BMPs.)

Biological and ecological functions. The functions of vegetation in stabilizing soils and slopes, retaining and filtering runoff, providing habitat, and recharging groundwater.

Bluff (Shoreland) means a topographic feature such as a hill, cliff, or embankment having the following characteristics (an area with an average slope of less than 18 percent over a distance for 50 feet or more shall not be considered part of the bluff):

(1) Part or all of the feature is located in a shoreland area;

(2) The slope rises at least 25 feet above the ordinary high water level of the water body;

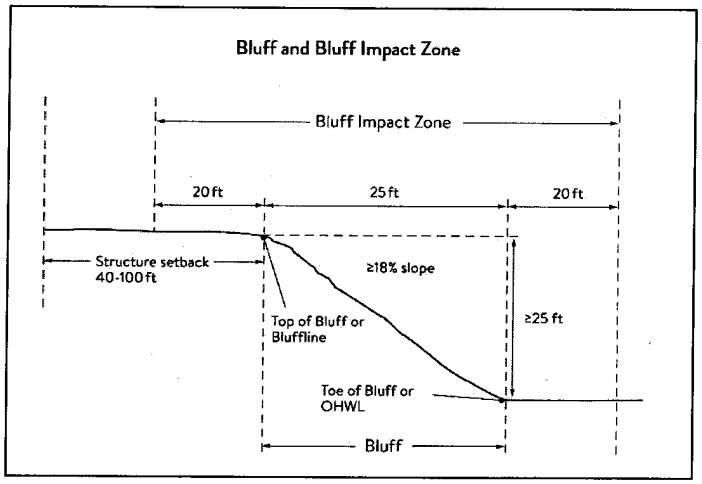
(3) The grade of the slope from the toe of the bluff to a point 25 feet or more above ordinary high water level average 30 percent or greater; and

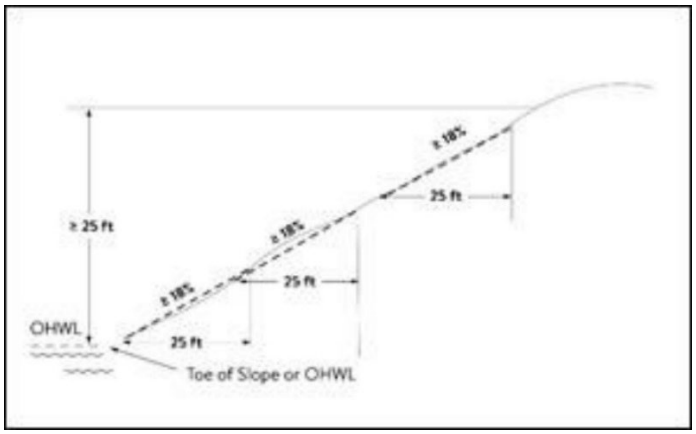
(4) The slope must drain toward the waterbody.

Bluff (MRCCA). A natural topographic feature having:

(A) A slope that rises at least 25 feet ~~and~~ where the grade of the slope averages 18 percent or greater, measured over a horizontal distance of 25 feet, from the toe of the slope to the top of the slope. Where the slope begins below the ordinary high water level, the ordinary high water level is the toe of the slope. See Figure 1; or

Figure 1. Bluff and Bluff Impact Zone





(B) A natural escarpment or cliff with a slope that rises at least ten feet above the ordinary high water level or toe of the slope, whichever is applicable, to the top of the slope, with a slope of 75 degrees or greater. See Figure 2.

Bluff impact zone (shoreland) means a bluff and land located within 20 feet from the top of a bluff.

Bluff impact zone (MRCCA) means A bluff and land located within 20 feet of the bluff. See Figures 1 and 2.

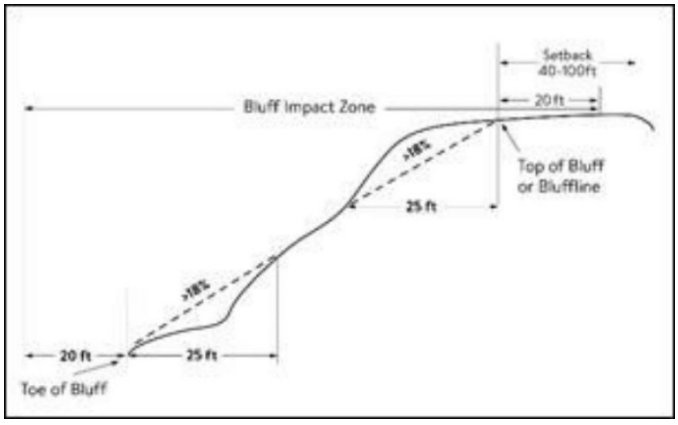
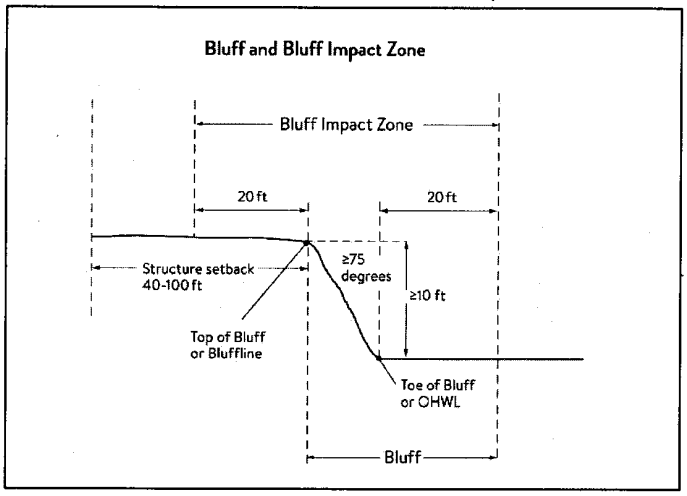


Figure 2. Natural Escarpment Bluff and Bluff Impact Zone



Bluffline (MRCCA). A line delineating the top of the bluff. More than one bluffline may be encountered proceeding landward from the river. See Figures 1 and 2.

Bluffline (Shoreland) means:

(1) A line along the top of a slope connecting the points at which the slope of land becomes more than 12 percent. This applies to those slopes within the land use district which are beyond the setback provisions from the ordinary high water level; or

(2) The line which generally follows the river bank where the slope changes from steep (more than 12 percent) to less than 12 percent).

Bluff, toe of. A line along the bottom of a bluff, requiring field verification, such that the slope above the line exceeds 18 percent and the slope below the line is 18 percent or less, measured over a horizontal distance of 25 feet. See Figures 1 and 2.

Bluff, top of. A line along the top of a bluff, requiring field verification, such that the slope below the line exceeds 18 percent and the slope above the line is 18 percent or less, measured over a horizontal distance of 25 feet. See Figures 1 and 2.

Boathouse means a structure designed or used solely for the storage of boats or boating equipment.

Boulevard means that part of the property not covered by sidewalk or other paving, lying between the property line and the curb line of any street. In the absence of a curb, the curb line of a street shall be deemed to be the edge of that portion of the public right-of-way maintained and open to the use of the public for purposes of public travel.

Brewpub means a business operating as defined and regulated by Minn. Stats. Chapter 340A.

Buffer area means the outer area of a site where the site activity is screened, distanced, or muffled from adjacent land uses. At a minimum the buffer area must be consistent with the intent of Minn. Stats. § 473.823, subd. 3.

Buildable area. The area upon which structures may be placed on a lot or parcel of land and excludes areas needed to meet requirements for setback, rights-of-way, bluff impact zones, historic properties, wetlands, designated floodways, land below the ordinary high water level of public waters, and other unbuildable areas.

Building (MRCCA). A structure with two or more outside rigid walls and a fully secured roof and affixed to a permanent site.

Building means any structure, with the exception of enclosed trailers with or without axles or shipping containers, having a roof which may provide shelter, support, protection or enclosure of persons, animals or property of any kind.

Building height means a distance to be measured from the mean ground level to the highest point of a flat roof, or average height of the highest gable of a pitched or hip roof.

Carport means an automobile shelter open on two ~~one~~ or more sides and shall be considered an accessory structure.

Certificate of compliance. A document written after a compliance inspection, certifying that the development is in compliance with applicable requirements at the time of the inspection.

Certified arborist means any person holding a valid and current arborist certification as issued by the International Society of Arboriculture (ISA).

Certified forester means any person holding a valid and current forester certification as issued by the Society of American Foresters (SAF).

CFR means the Code of Federal Regulations.

Club means a business operating as defined and regulated by Minn. Stats. Chapter 340A.

Commercial recreation – indoor means private recreational facilities that are inside a building operated for profit and open to members and/or the general public including tennis and racquetball clubs, indoor swimming pools, video arcades (amusement centers), indoor batting cages, pool halls, and the like, excluding health and fitness clubs.

Commercial recreation – outdoor means private recreational facilities primarily occurring outside of a building operated for profit or not and open to members and/or the general public including golf courses and driving ranges, miniature golf, riding stables, skating rinks, outdoor swimming pools, archery or trapshooting ranges, batting cages, softball, baseball, volleyball, soccer, or football facilities, and the like.

Commissioner. The commissioner of the ~~Minnesota Department of Natural Resources.~~ applicable state agency.

Community Amenity Building means a structure or use that is accessory to a multi-family building, townhome association, or single-family homeowners' association that is intended for the enjoyment of its residents such as a swimming pool with or without restrooms, gazebo, clubhouse, or fitness facilities.

Comprehensive plan means a computation of goals, policy statements, standards, programs and maps for guiding the physical, social, and economic development, both public and private, as defined in Minn. Stats. § 462.352, and includes any part of such plan separately adopted and any amendment to such plan or parts thereof.

Conservation design. A pattern of subdivision that is characterized by grouping lots within a portion of a parcel, where the remaining portion of the parcel is permanently protected as open space.

Construction equipment trailer/field office means a mobile trailer or structure used for equipment storage or as a field office for contractors and subcontractors, which is not open to the general public.

Covenant means a contract between two individuals which constitutes a restriction of a particular use of land that is not enforced by the City, County, State, or Federal government.

Conventional subdivision. A pattern of subdivision that is characterized by lots that are spread regularly throughout a parcel in a lot and block design.

Data Center means a facility that houses information technology (IT) infrastructure for building, running, and delivering applications and services and for storing and managing the data associated with those applications and services.

Daycare Centers means a licensed business that provides supervision of and care for children, physically or mentally disabled adults, or the elderly for a portion of the day or night.

Deck. A horizontal, unenclosed, aboveground level structure open to the sky, with or without attached railings, seats, trellises, or other features, attached or functionally related to a principal use or site.

Density means a number expressing the ratio of dwelling units to an acre of land. *Net Density* deducts waterbodies and wetlands.

Detailing services means a business that provide comprehensive cleaning and reconditioning of both a vehicle's interior and exterior.

Developer. Having the meaning given under Minn. Stats. § 116G.03.

Development. Having the meaning given under Minn. Stats. § 116G.03.

Discharge means the conveyance, channeling, runoff, or drainage, of stormwater, including snowmelt, from a ~~construction~~ site.

Discretionary action. An action under this chapter related to land use that requires a public hearing by local ordinance or statute, such as preliminary plats, final subdivision plats, planned unit developments, conditional use permits, interim use permits, variances, appeals, and rezonings.

Distribution Facility means an establishment where shipments of tangible personal property are processed for delivery to customers.

Dock. Having the meaning given under Minnesota Rules, chapter 6115.

Driveway means an onsite prepared surface traffic lane, which shall be the traffic lane leading directly from a public street to the primary garage or a parking pad or lot on the subject parcel;

Dustless Surface consists of compacted bituminous millings or crushed rock. The crushed rock must all be similar in size with no fine particles. Aggregate material similar to state DOT class 5 is not considered dustless.

Dwelling, manufactured home, means a structure, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width and 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designated to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that the term includes any structure which meets all the requirements and with respect to which the manufacturer voluntarily files a certification pursuant to Minn. Stats. §§ 327.31—327.36. The term "dwelling, manufactured home," does not include "recreational vehicle" as defined herein.

Dwelling, multiple-family, means a building designed with three or more dwelling units exclusively for occupancy by three or more families living independently of each other but sharing hallways and main entrances and exits.

Dwelling, senior living, means a building designed with three or more dwelling units exclusively for occupancy where at least one of the residents in each unit is aged 55 or greater living independently of each other but sharing hallways and main entrances and exits.

Dwelling, single-family detached, means a dwelling unit designed exclusively for occupancy by one family.

~~*Dwelling, townhouse,* means structures that are designed for single household habitation, but have outdoor areas and/or indoor centers that are commonly owned and maintained by a homeowners' association. Townhouses have a minimum of one individual entrance/exit per unit.~~

Dwelling, Townhomes (Attached) means structures housing two ~~three~~ or more dwelling units contiguous to each other only by the sharing of one or more common walls; such structures are of the back-to-back or row-house type as contrasted to multiple dwelling apartment structures.

Dwelling, Townhomes (Detached) means a dwelling unit not attached to another dwelling or structure and have outdoor areas and/or indoor centers that are commonly owned or maintained by a homeowners' association.

Dwelling, Two-family attached, means a structure designed exclusively for occupancy by two families having separate kitchen, bathroom, and living spaces.

Easement means a grant by a property owner for use of a strip of land by the public or any person for any specific purpose, or purposes of construction and maintaining utilities and/or roadways.

EIFS means Exterior Insulation and Finish System.

Electric power facilities. Equipment and associated facilities for generating electric power or devices for converting wind energy to electrical energy as identified and defined under Minn. Stats. § 216E.

Equal degree of encroachment means a method of determining the location of floodway boundaries so that floodplain lands on both sides of a stream are capable of conveying a proportionate share of flood flows.

Equipment, commercial use, means a variety of heavy machines, either specifically designed or used for commercial purposes, which perform specific construction or demolition functions, such as hoisting, excavating, hauling, grading, paving, drilling, or pile driving, under power. Trailers, either enclosed or flatbed, 6×12 or smaller, are exempt unless they have a department of transportation certificate or number; trailers used for transport of recreational vehicles and not used for any commercial use are exempt.

A licensed, self-propelled vehicle which:

(1) Has a gross vehicle weight rating (GVWR) OF 10,001 pounds or more and contains print or logos which advertise a business; or

(2) Has external modifications to the structure or body, where external modifications are defined as both dealer and non-dealer modifications which result in pick-up trucks that do not have the traditional pick-up truck bed and side walls, and vans that have an expanded cargo area that is taller or wider than a passenger van, except those modified for use as either a recreational vehicle or to accommodate handicapped passengers and which are currently

being utilized for this purpose. Motorized vehicles that have racks, storage boxes, or shells added to the traditional pick-up bed are exempt from this definition.

Equipment, private use, means any motorized or non-motorized apparatus whose primary use is for personal activities not related to generating revenue or profit.

Erosion means the wearing away of the ground surface as a result of the movement of wind, water and/or ice or any process that wears away the surface of the land by the action of water, wind, ice, or gravity. Erosion can be accelerated by the activities of people and nature.

Erosion and sediment practice specifications or practice means the management procedures, techniques, and methods to control soil erosion and sedimentation as officially adopted by either the city, county or local watershed group, whichever is more stringent.

Essential services. Underground or overhead gas, electrical, communications, steam, or water distribution, collection, supply, or disposal systems, including storm water. Essential services include poles, wires, mains, drains, pipes, conduits, cables, fire alarm boxes, traffic signals, hydrants, navigational structures, aviation safety facilities or other similar equipment and accessories in conjunction with the systems. Essential services does not include buildings, treatment works as defined in Minn. Stats. § 115.01, electric power facilities or transmission services.

Exterior solid fuel-fired heating device means an external device designed for solid fuel combustion so that usable heat is derived for the interior of a building, and includes solid fuel-fired stoves, fireplaces, solid fuel-fired cooking stoves, and combination fuel furnaces or boilers which burn solid fuel. Solid fuel-fired heating devices do not include natural gas-fired fireplace logs.

Family means an individual; two or more persons related by blood, marriage, adoption, or foster care; or not more than four persons not related by blood, marriage, adoption, or foster care occupying a dwelling unit as an individual housekeeping organization.

Farm means a tract of land used for agricultural uses which is under cultivation or is fenced and utilized as pasture.

Farm fence means an open type fence of posts and wire, which is permitted to accommodate agricultural activities and the raising of livestock and animals in certain zoning districts, and is not considered to be a structure with regard to floodplain regulations.

Farming means process of operating a farm for the growing and harvesting of crops which shall include those necessary accessory buildings, related to operating a farm, and the keeping of domestic farm animals. See also Agriculture.

Feedlot. Having the meaning given for animal feedlots under Minnesota Rules chapter 7020.

Fence means any partition, structure, wall or gate erected as a dividing marker, barrier or enclosure.

Fill means a deposit of earth material placed by artificial means so as to elevate the grade of a work site.

Fitness Center means a gym, health club, or exercise business and auxiliary uses customary to them such as locker rooms, swimming pools, and the like.

Flood means a temporary increase in the flow or stage of a stream or in the stage of a wetland or lake that results in the inundation of normally dry areas.

Flood frequency means the frequency for which it is expected that a specific flood stage or discharge may be equaled or exceeded.

Flood fringe means that portion of the floodplain outside of the floodway. The term "flood fringe" is synonymous with the term "floodway fringe" used in the flood insurance study for the city.

Floodplain. Having the meaning given the meaning given under Minnesota Rules chapter 6120.

Floodproofing means a combination of structural provisions, changes, or adjustments to properties and structures subject to flooding, primarily for the reduction or elimination of flood damages.

Floodway means the channel of the watercourse and those portions of the adjoining floodplain which are reasonably required to carry and discharge the regional flood.

Floor area means the sum of the gross horizontal areas of the several floors of a building or buildings measured from the exterior faces of exterior walls or from the centerline of party walls.

Floor area ratio means the total floor area on a zoning lot divided by the total site area of the lot or parcel being developed.

Forest land conversion means the clear-cutting of forested lands to prepare for a new land use other than reestablishment of a subsequent forest stand.

Forestry means the use and management, including logging, of a forest, woodland or plantation, and related research and educational activities, including the construction, alteration or maintenance of woodroads, skidways, landings, and fences.

Fully reconstructs. The reconstruction of an existing impervious surface that involves site grading and subsurface excavation so that soil is exposed. Mill and overlay and other resurfacing activities are not considered fully reconstructed.

Garage, primary residential, means a garage attached to the principal building or dwelling, or a detached garage where an attached garage does not exist, intended for the storage of vehicles and items accessory to the principal use of the property. Primary residential garages, attached or detached, shall be considered accessory structures.

Glare means direct light emitting from a luminaire that causes reduced vision or momentary blindness.

Ground source heat pump system (geothermal system) means a system that uses the relatively constant temperature of the earth or a body or water to provide heating in the winter and cooling in the summer. System components include open or closed loops of pipe, coils, or plates; fluid that absorbs and transfers heat; and a heat pump unit that processes heat for use or disperses heat for cooling; and an air distribution system.

Grade means the vertical rise or drop from any fixed horizontal line or point.

Grading means:

(1) Changing the natural or existing topography of land; or

(2) The placement, removal or movement of earth by use of mechanical equipment on a property.

Groundcover means turf grass or natural native landscaping.

Hard-surface trail. A trail surfaced in asphalt, crushed aggregate, or other hard surface, for multi-purpose use, as determined by local, regional, or state agency plans.

Hedge means a row of closely planted shrubs or low growing trees forming a fence or boundary.

Heliport means an area of land that is used or intended to be used for the landing and takeoff of helicopters, and includes its buildings and facilities.

Historic property. An archaeological site, standing structure, site, district, or other property that is:

1. Listed in the National Register of Historic Places or the state register of historic places or locally designated as a historic site under Minn. Stats. ch. 471;
2. Determined to meet the criteria for eligibility to the National Register of Historic Places or the State register of historic places as determined by the director of the Minnesota Historical Society; or
3. An unplatted cemetery that falls under the provisions of Minn. Stats. ch. 307, in consultation with the office of the state archaeologist.

Home Occupation means any occupation or profession engaged in by the occupant of a residential dwelling unit which is clearly incidental and secondary to the residential use of the premises, does not change the character of said premises, and satisfies the requirement of this Code.

Homeowners' association (HOA) means an organization comprising neighbors concerned with managing the common areas of a subdivision, governed by a board, that create a set of bylaws, in addition to city regulation, to govern themselves. These boards own and maintain commonly-held land within a townhouse or single-family development, and are responsible for private street maintenance, snow removal, landscaping, and/or building maintenance. Each homeowners' association varies in its scope and responsibilities. The homeowners' association is responsible for enforcing any covenants, conditions, and restrictions that apply to the property.

Horse boarding, commercial, means the housing or keeping of horses for profit. Horse boarding will be considered to be commercial when horse care is offered to the general public through any form of advertising.

Horse boarding, noncommercial, means the housing or keeping of horses for friends, neighbors, and relatives when the charge for such boarding is limited to the actual costs incurred and the person providing the service has not attempted to solicit business through any form of advertising.

Hotel means a building or group of detached, semi-detached or attached buildings containing guestrooms or units, each of which has a separate entrance directly from the outside of the building or corridor, with garage or parking space conveniently located to each unit, and which is designed, used or intended to be used primarily for the accommodation of transient guests.

Hydroponics (hydrophytic vegetation) means macrophytic (large enough to be observed by the naked eye) plant life growing in water, soil or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content.

Impervious surface. A constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate of flow than prior to development. Examples include rooftops, decks, sidewalks, patios, parking lots, storage areas, and driveways, including those with concrete, asphalt, or gravel surfaces.

Improvements means the construction or installation of public or private utilities, including but not limited to, potable water, sanitary sewer systems, storm sewers, roads and other thoroughfares, sidewalks, curbs and gutters, paving barricades, trees and other plantings, lighting, fuel or energy and the transmission thereof, transportation systems or facilities connected therewith and communication systems which are necessary, desirable or convenient in the maintenance of the health, safety and the general welfare.

Incinerator means any furnace or other device used in the process of burning solid waste, hazardous waste, medical waste or special waste for the purpose of reducing the volume of the waste by removing combustible material.

Intensive vegetation clearing. The removal of all or a majority of the trees or shrubs in a contiguous patch, strip, row, or block.

Interim use. A use having the meaning given under Minn. Stats. §§ 394 and 462.

Land alteration. An activity that exposes the soil or changes the topography, drainage, or cross section of the land, excluding gardening or similar minor soil disturbances.

Land disturbance activity means any land change that may result in soil erosion from water or wind and the movement of sediments into or upon waters or lands within this government's jurisdiction, including clearing and grubbing, grading, excavating, transporting and filling of land. Within the context of this rule, land disturbance activity does not mean:

(1) Minor land disturbance activities such as home gardens and an individual's home landscaping, repairs, and maintenance work.

(2) Construction, installation, and maintenance of electric, telephone, and cable television, utility lines or individual service connection to these utilities, which result in creating under 500 square feet of exposed soil.

(3) Tilling, planting, or harvesting of agricultural, horticultural, or silvicultural crops.

(4) Installation of fence, sign, telephone, and electric poles and other kinds of posts or poles which result in creating under 500 square feet of exposed soil.

(5) Emergency work to protect life, limb, or property and emergency repairs, unless the land disturbing activity would have otherwise required an approved erosion and sediment control plan, except for the emergency. If such a plan would have been required, then the disturbed land area shall be shaped and stabilized in accordance with the city's requirements as soon as possible.

Landscape plan means the design and specifications for the placement of any live plant materials such as trees, shrubs, ground cover and grasses as well as humanmade structures such as walls, fences, and berms. This also includes the retention of existing vegetation for the purposes of enhancing property value and aesthetics, protecting the community's environment, and minimizing negative impacts on visual order of the community.

Landscaping means the use of natural plant materials including but not limited to, ground covers, shrubs, and trees (deciduous and evergreen). Landscaping also involves the placement, preservation, and maintenance of such plant materials and includes such elements as fences, walls, lighting, and earth mounding.

Licensed Residential Facilities means a state-licensed 24-hour supervised residential care facility housing up to six unrelated individuals.

Local government. Counties, cities, and townships.

~~*Local park agencies.* Intentionally deleted. Anoka County Parks is the implementing agency for Regional Parks within Ramsey.~~

Lot (MRCCA). Having the meaning given under Minnesota Rules chapter 6120.

Lot means a parcel of land designated by plat, metes and bounds, registered land survey, auditors plot, or other accepted means and separated from other parcels or portions by said description for the purpose of sale, lease, or separation.

Lot line means a property boundary line of any lot held in single or separate ownership; except that where any portion of the lot extends into the abutting street or alley, the lot line shall be deemed to be the street or alley right-of-way.

Lot of record means any lot which individually, or as part of a subdivision, was a separate parcel of record on April 28, 1972.

Lot, depth of, means a mean horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

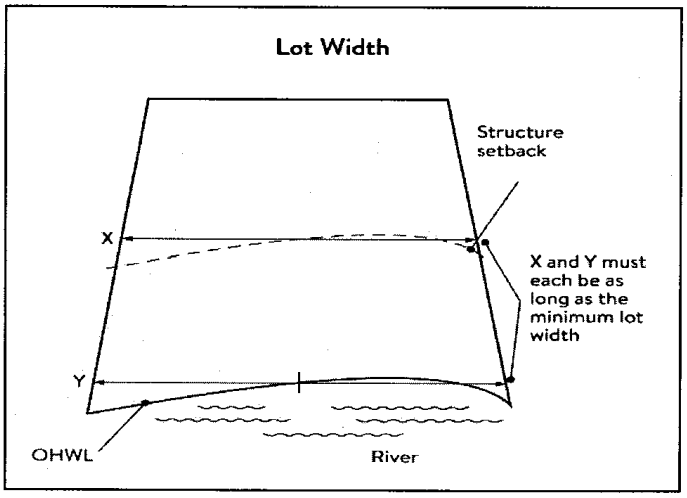
Lot, frontage, means the front of a lot shall be, for purposes of complying with this Code, that boundary abutting a public right-of-way having the least width.

Lot, interior, means a lot, other than a corner lot, including through lots.

Lot width means the uniform width measured at the property line abutting the street at the minimum building setback line of the underlying zoning district. In the case of a lot abutting a cul-de-sac, the lot width is the width measured at right angles to the depth at the building setback requirement.

Lot width (MRCCA). The shortest distance between lot lines measured at both the ordinary high water level and at the required structure setback from the ordinary high water level. See Figure 3.

Figure 3. Lot Width



Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor.

Marina. Having the meaning given under Minnesota Rules chapter 6115.

Manufacturing. the processing or assembly of raw materials or parts into finished goods through the use of tools, human labor, machinery, and chemical processing. This definition includes hydroponics.

Mississippi River Corridor Critical Area (MRCCA). The area within the River Corridor Boundary ~~(See section 117-148(b)(6)bs) (Definitions — River Corridor Boundary).~~

Mississippi River Corridor Critical Area (MRCCA) Plan. A chapter or other element in the City of Ramsey comprehensive plan.

Model home means a dwelling in a developing subdivision, located on a legal lot of record, that is limited to temporary use as a sales office for the subdivision and to provide an example of the dwellings which have been built or which are proposed to be built within the same subdivision.

Mooring facility. Having the meaning given under Minnesota Rules chapter 6115.0170.

Motor fuel station means a place where gasoline is stored only in underground tanks, kerosene or motor oil and lubricants or grease, for operation of vehicles.

Motor vehicle, commercial use, means any self-propelled or towed vehicle used on a public road in to transport passengers or property when the vehicle has:

1. A weight of over 10,000 lbs;
2. The capacity to transport more than fifteen (15) passengers, including the driver; or
3. Used to transport hazardous materials in a quantity that requires placards under federal hazardous materials regulations.

Motor vehicle, private use, means any device which is designed to be self-propelled, and not deriving its power from overhead wires. This shall also include standard passenger automobiles, pickup trucks and vans displaying company logos and/or advertisements.

Motor Vehicle repair means general repair, rebuilding or reconditioning engines, motor vehicles or trailers, collision service, including body, frame or fender straightening or repair, overall painting or paint job, minor repairs, replacement of parts, and motor services.

Motor Vehicle Sales and Showrooms means a business that is licensed by the State of Minnesota as defined by Minn. Stats. 168.27, subd. 1(f) for new motor vehicle dealers, used motor vehicle dealers, motor vehicle brokers, wholesalers, auctioneers, lessors of new or used motor vehicles. This definition does not include scrap metal processors, used vehicle parts dealers, and salvage pools.

Native plant community. A plant community that has been identified as part of the Minnesota Biological Survey or biological survey issued or adopted by a local, state, or federal agency.

Natural area means an area that does not include noxious weeds that is purposely left to grow in a natural state and contains vegetation that can maintain itself in a stable condition.

Natural-surface trail. A trail composed of native soil and rock or compacted granular stone, primarily intended for hiking, equestrian, or mountain bike use, as determined by local, regional, or state agency plans.

Natural vegetation. Any combination of ground cover, understory, and tree canopy that, while it may have been altered by human activity, continues to stabilize soils, retain and filter runoff, provide habitat, and recharge groundwater.

Nonconforming use means any use of land established before the effective date of the ordinance from which this chapter is derived which does not conform to the use restrictions of a particular zoning district. This should not be confused with substandard dimensions of a conforming use.

Nonconforming use, illegal, means a building, structure, premises, or use which at the time of its establishment did not comply or conform with the applicable conditions or provisions of this Code which were in effect at such date, and which continues such noncompliance and nonconformance with the present Code.

Nonconforming use, legal, means a building, structure, premises, or use which at the time of its establishment was in compliance and conformance with the applicable conditions and provisions of this Code which were in effect at such date, but which does not now comply or conform to conditions and provisions of the current Code.

Nonconformity. Having the meaning given under Minn. Stats. § 394.22.

Noncomplying Sewage Treatment System has the same meaning as in Chapter 113.

Nonmetallic mining. Construction, reconstruction, repair, relocation, expansion, or removal of any facility for the extraction, stockpiling, storage, disposal, or reclamation of nonmetallic minerals such a stone, sand, and gravel. Nonmetallic mining does not include ancillary facilities such as access roads, bridges, culverts, and water level control structures. For purposes of this subpart, "facility" includes all mine pits, quarries, stockpiles, basins, processing structures and equipment, and any structures that drain or divert public waters to allow mining.

Obstruction means any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel modification, culvert, building, wire, fence, stockpile, refuse, fill, structure, or matter in, along, across, or projecting into any channel, watercourse, or regulatory floodplain which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water.

Off-premise advertising signs. Those signs that direct attention to a product, service, business, or entertainment venue that is not exclusively related to the premises where the sign is located.

Off-street loading space means a space accessible from the street, alley or way, in a building or on the lot for the use of trucks while loading or unloading merchandise or materials. Such space shall be of such size as to accommodate one truck of the type typically used in the particular business and shall be exclusive of general public and employee parking spaces.

On site means any location within the boundaries of a site.

One hundred-year floodplain means lands inundated by the regional flood.

Open space means an area set aside for the preservation of natural open spaces to counteract the effects of urban congestion and monotony.

Open space recreation uses means recreation use particularly oriented to and utilizing the outdoor character of any area; including hiking and riding trails, primitive campsites, campgrounds, waysides, parks and recreational areas.

Operable motor vehicle means a vehicle that can be presented in a self-propelled condition within seven days of the city's request for such action.

Ordinary high water level (OHWL) (MRCCA). Having the meaning given under Minn. Stats. § 103G.005.

Ordinary high-water mark means either of the following:

(1) The boundary of public waters and wetlands, and shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the ordinary high-water level is the elevation of the top of the bank of the channel. For reservoirs and flowages, the ordinary high-water level is the operating elevation of the normal summer pool.

(2) Generally the boundary elevation where the vegetation changes from predominately aquatic (where "aquatic" broadly means that the vegetation can survive moist conditions) to terrestrial. This elevation delineates the highest water level, which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. Water often reaches this elevation in spring. For rivers and steams the ordinary high water mark is usually the top of the bank. It is less well defined for lakes and wetlands. The definition in Minn. Stats. § 103G.005, subd. 14 provides that the "... "Ordinary high water level" means the boundary of water basins, watercourses, public waters, and public waters wetlands, and:

a. The ordinary high water level is an elevation delineating the highest water level that has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly the point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial;

b. For watercourses, the ordinary high water level is the elevation of the top of the bank of the channel; and

c. For reservoirs and flowages, the ordinary high water level is the operating elevation of the normal summer pool. The term "ordinary high water mark" is further defined in Minn. Rules pt. 6120.2500, subpt. 11. Ordinary high-water marks are determined by the state department of natural resources' area hydrologist.

Outdoor display means an area of land where goods are displayed and which are available for sale to the general public from inside a retail outlet or warehousing facility.

Outdoor sales means an outdoor area where goods are sold and displayed for sale and is freely accessible to the public.

Outdoor storage means the exterior storage of goods, inventory, materials, equipment, or other items which are not necessarily intended for sale nor accessible to the public.

Outlot means a parcel that is not a developable piece of property unless re-platted in accordance with city ordinances.

Owner means any person, firm or corporation, or any other legal entity, or a combination of any of them, having sufficient legal proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under this chapter.

Overlay district. A zoning district that is applied over one or more previously established zoning districts, establishing additional or stricter standards and criteria for covered properties in addition to those of the underlying zoning district. Overlay districts are often used to protect historic features and natural resources such as shoreland or floodplain.

Parcel (MRCCA). Having the meaning given under Minn. Stats. § 116G.03.

Parcel means an individual lot or tract of land.

Park includes any city public spaces designated for recreation and/or conservation.

Patio. A constructed hard surface located at ground level with no railings and open to the sky.

Paved means a surface made of concrete, asphalt, pervious pavement, driveway quality pavers.

Permitted use means a use which may be lawfully established in a particular district, provided it conforms with all requirements, regulations, and performance standards (if any) of such districts.

Person means an individual, firm, partnership, association, corporation or organization of any kind.

Personal Services means a retail business that provides a service rather than a product for sale. Examples of such uses are barbershops, salons, massage studios, body art studios, and photography studios.

Personal use heliport means restricted to use by one person.

Pervious surface means a surface that permits the entry of water into the soil. Examples include lawns, planting beds and paving brick surfaces designed to infiltrate water into the underlying soils.

Picnic shelter. A roofed structure open on all sides, accessory to a recreational use.

Planned unit development. A method of land development that merges zoning and subdivision controls, allowing developers to plan and develop a large area as a single entity, characterized by a unified site design, a mix of structure types and land uses, and phasing of development over a number of years. Planned unit development includes any conversion of existing structures and land uses that utilize this method of development.

Plat. Having the meaning given under Minn. Stats. chs. 505 and 515B.

Port. A water transportation complex established and operated under the jurisdiction of a port authority according to Minn. Stats. ch. 458.

Post-Secondary Educational Facility means a private or public facility engaged in for-credit or skill and trade certifications of students post high-school age. Examples include, but are not limited to, beauty schools, business schools, and trade schools.

Primary conservation areas. Key resources and features, including shore impact zones, bluff impact zones, floodplains, wetlands, gorges, areas of confluence with tributaries, natural drainage routes, unstable soils and bedrock, native plant communities, cultural and historic properties, and significant existing vegetative stands, tree canopies, and other resources identified in local government plans.

Primitive campsites means an area that consists of individual remote campsites accessible only by foot or water.

Principal use or structure means all uses or structures that are not accessory uses or structures.

Private facilities. Private roads, driveways, and parking areas, private water access and viewing facilities, decks and patios in setback areas, and private signs.

Professional engineer. An engineer licensed to practice in Minnesota.

Professional Services means a business that provides a service in an office setting rather than a product for sale, other than medical or dental services. Examples of such uses are law offices, engineering services, architectural services, and consulting services.

Property owner means the person owning such property as shown by the county auditor's plat of the City of Ramsey, Minnesota.

Protected waters means any public waters as defined in Minn. Stats. § 103G.005. However, no lake, pond or flowage of less than ten acres in size and no river or stream having a total drainage area less than two square miles shall be regulated for the purposes of these regulations.

Protective covenants means contracts made between private parties as to the manner in which land may be used, with the view to protecting and preserving the physical and economic integrity of a given area.

Public facilities. Public utilities, public transportation facilities, and public recreational facilities.

Public recreation facilities. Recreational facilities provided by the state or a local government and dedicated to public use, including parks, scenic overlooks, observation platforms, trails, docks, fishing piers, picnic shelters, water access ramps, and other similar water-oriented public facilities used for recreation.

Public river corridor views. Views toward the river from public parkland, historic properties, and public overlooks, as well as views toward bluffs from the ordinary high water level of the opposite shore, as seen during the summer months and documented in the MRCCA plan/chapter of the comprehensive plan.

Public transportation facilities. All transportation facilities provided by federal, state, or local government and dedicated to public use, such as roadways, transit facilities, railroads, and bikeways.

Public utilities. Electric power facilities, essential services, and transmission services.

Public waters. Having the meaning given under Minn. Stats. § 103G.005.

Reach means a hydraulic engineering term to describe a longitudinal segment of a stream or river influenced by a natural or manmade obstruction. In an urban area, the segment of a stream or river between two consecutive bridge crossings would most typically constitute a reach.

Readily visible. Land and development that are easily seen from the ordinary high water level of the opposite shore during summer months.

Recreation field or building means an area of land, water, or any building in which amusement, recreation or athletic sports are provided for public or semi-public use, whether temporary or permanent, except a theater, whether provision is made for the accommodation of an assembly or not. A golf course, arena, baseball park, stadium, circus or gymnasium is a recreation field or building for the purpose of this Code.

Recreational vehicle means a vehicle that is built on a single chassis, is 400 square feet or less when measured at the largest horizontal projection, is designed to be self-propelled or permanently towable by a light duty truck, and is designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use. For the purposes of subdivision III (floodplain overlay districts), the term recreational vehicle is synonymous with the term 'travel trailer/travel vehicle'.

Regional flood means a flood which is representative of large floods known to have occurred generally in Minnesota and reasonably characteristic of what can be expected to occur on an average frequency in the magnitude of the 100-year recurrence interval. The term "regional flood" is synonymous with the term "base flood" used in the Flood Insurance Study.

Regulatory flood protection elevation means an elevation no lower than one foot above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the floodplain that result from designation of a floodway.

Religious Institution means a building, together with its accessory buildings and uses, where persons regularly assemble for religious worship and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

Resource agency. A federal, state, regional, or local agency that engages in environmental, natural, or cultural resource protection or restoration activities, including planning, implementation, and monitoring.

Retaining wall. A vertical or nearly vertical structures constructed of mortar and rubble masonry, rock, or stone regardless of size, vertical timber pilings, horizontal timber planks with piling supports, sheet pilings, poured concrete, concrete blocks, or other durable materials.

Right-of-way means the area within the limits of a street, alley, pedestrian way, thoroughfare or easement.

River corridor boundary. The boundary approved and adopted by the Metropolitan Council under Minn. Stats. § 116G.06, as approved and adopted by the legislature in Minn. Stats. § 116G.15, and as legally described in the Sate Register, volume 43, pages 508 to 518.

River-dependent use. The use of land for commercial, industrial, or utility purposes, where access to and use of a public water feature is an integral part of the normal conduct of business and where the use is dependent on shoreline facilities.

Rock Riprap. Natural coarse rock placed or constructed to armor shorelines, streambeds, bridge abutments, pilings and other shoreline structures against scour, or water or ice erosion.

Sediment means the product of an erosion process; solid material both mineral and organic, that is in suspension, is being transported, or has been moved by water, air, or ice, and has come to rest on the earth's surface either above or below water level.

Sediment control means the methods employed to prevent sediment from leaving the development site. Sediment control practices include silt fences, sediment traps, earth dikes, drainage swales, check dams, subsurface drains, pipe slope drains, storm drain inlet protection, and temporary or permanent sedimentation basins.

Sedimentation means the process or action of depositing sediment caused by erosion.

Selective cutting means the removal of single scattered trees.

Selective vegetation removal. The removal of isolated individual trees or shrubs that are not in a contiguous patch, strip, row, or block and that does not substantially reduce the tree canopy or understory cover.

Setback means the minimum horizontal distance between a use and lot line or other distinguished area. Distances are to be measured from ground level except as provided hereinafter.

Setback (MRCCA). A separation distance measured horizontally.

Semi-public use means the use of land by a private, nonprofit organization to provide a public service that is ordinarily open to some persons outside the regular constituency of the organization.

Sewage treatment system means:

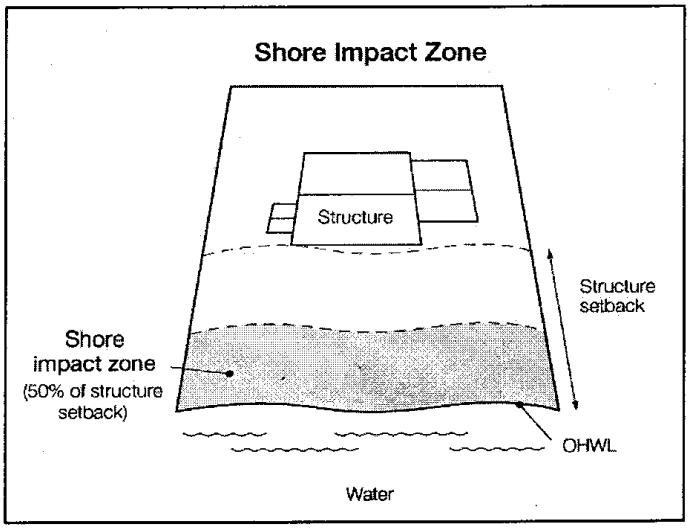
(1) Any system for the collection, treatment and dispersion of sewage including but not limited to septic tanks, soil absorption systems and drain fields; or

(2) Septic tank and soil absorption system or other individual or cluster type sewage treatment system as described and regulated in this chapter.

Shore impact zone means land located between the ordinary high water level of a public water and a line parallel to it at a setback of 50 percent of the structure setback.

Shore impact zone (MRCCA). Land located between the ordinary high water level of public waters and a line parallel to it at a setback of 50 percent of the required structure setback or, for agricultural use, 50 feet landward of the ordinary high water level. See Figure 4.

Figure 4. Shore Impact Zone



Shoreland means the land within the following distances from public waters: 1,000 feet from the ordinary high water level of a lake, pond, or flowage; and 300 feet from a river or stream, or the landward extent of a floodplain designated by ordinance on a river or stream, whichever is greater. The limits of shorelands may be reduced whenever the waters involved are bounded by topographic divides which extend landward from the waters for lesser distances and when approved by the commissioner.

Shoreline facilities. Facilities that require a location adjoining public waters for ingress and egress, loading and unloading, and public water intake and outflow, such as barge facilities, port facilities, commodity loading and unloading equipment, watercraft lifts, marinas, short-term watercraft mooring facilities for patrons, and water access ramps. Structures that would be enhanced by a shoreline location, but do not require a location adjoining public waters as part of their function, are not shoreline facilities, such as restaurants, bait shops, and boat dealerships.

Significant historic site means any archaeological site, standing structure, or other property that meets the criteria for eligibility to the National Register of Historic Places or is listed in the State Register of Historic Sites, or is determined to be an unplatted cemetery that falls under the provisions of Minn. Stats. § 307.08. A historic site meets these criteria if it is presently listed on either register or if it is determined to meet the qualifications for listing after review by the state archaeologist or the director of the Minnesota Historical Society. All unplatted cemeteries are automatically considered to be significant historic sites.

Slope means the degree of deviation of a surface from the horizontal, usually expressed in percent, degrees, or ratio.

Special purpose units of government. The University of Minnesota, the St. Paul Port Authority, watershed management organizations established under Minn. Stats. ch. 103B, watershed districts established under Minn. Stats. ch. 103D, and any other unit of government other than local government or a state or regional agency.

State or regional agency. The Metropolitan Airports Commission, Minnesota Historical Society, University of Minnesota, Department of Natural Resources, Department of Transportation, Metropolitan Council, and other state agencies.

Steep slope (MRCCA). A natural topographic feature with an average slope of 12 to 18 percent, measured over a horizontal distance equal to or greater than 50 feet, and any slopes greater than 18 percent that are not bluffs.

Steep slope means land where agricultural activity or development is either not recommended or described as poorly suited due to slope steepness and the site's soil characteristics, as mapped and described in available county soil surveys or other technical reports, unless appropriate design and construction techniques and farming practices are used in accordance with the provisions of this chapter. Where specific information is not available, steep slopes are lands having average slopes over 12 percent, as measured over horizontal distances of 50 feet or more, that are not bluffs.

Storm water management facilities. Facilities for the collection, conveyance, treatment, or disposal of storm water.

Story means that portion of a building including beneath the upper surface of a floor and upper surface of floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement or cellar, or unused underfloor space is more than six feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such basement, cellar, or unused underfloor space shall be considered a story.

Street frontage means the proximity of a parcel of land to one or more streets. An interior lot has one street frontage and a corner lot has two such frontages.

Structure (MRCCA). A building, sign, or appurtenance thereto, except for aerial or underground utility lines, such as sewer, electric, telephone, or gas lines, and utility line towers, poles, and other supporting appurtenances.

Structure means either:

(1) Anything which is built, constructed or erected; an edifice or building of any kind; or any piece of work artificially built up and/or composed of parts joined together in some definite manner whether temporary or permanent in character, in eluding towers, poles and other supporting appurtenances.

(2) Anything manufactured, constructed or erected which is normally attached to or positioned on land, including portable structures, earthen structures, roads, parking lots, and paved storage areas.

(3) Any building, sign, or appurtenance thereto, except aerial or underground utility lines, such as sewer, electrical, telephone, telegraph, or gas lines, including towers, poles, and other supporting appurtenances, and fences used to control livestock or delineate boundaries.

Structure, principal, means anything that houses or facilitates the principal use of a property.

Subdivision. Having the meaning given under Minn. Stats. § 462.352.

Substandard use means any use within the land use district existing prior to the date of enactment of the ordinance from which this chapter is derived which is permitted within the applicable land use district but does not meet the minimum lot area, length of water frontage, structure setbacks or other dimensional standards of this chapter.

Subsurface sewage treatment system. Having the meaning given under Minnesota Rules, part 7080.1100.

Surface water-oriented commercial use means the use of land for commercial purposes, where access to and use of a surface water feature is an integral part of the normal conductance of business. Marinas, resorts, and restaurants with transient docking facilities are examples of such use.

Temporary real estate office means a structure with or without a foundation or footings, used only as a temporary real estate office, which is open to the general public.

Toe of the bluff means the lower point of a 50-foot segment with an average slope exceeding 18 percent.

Top of the bluff means the higher point of a 50-foot segment with an average slope exceeding 18 percent.

Topsoil means black dirt composed of unconsolidated material, largely undecomposed organic matter that is a suitable foundation for vegetative growth. The composition of topsoil should contain no more than 35 percent sand content.

Tow Yard. See Vehicle Wrecking Yard.

Transmission services.

(A) Electric power lines, cables, pipelines, or conduits that are:

(1) Used to transport power between two points, as identified and defined under Minn. Stats. § 216E.01, subd. 4; or

(2) For mains or pipelines for gas, liquids, or solids in suspension, used to transport gas, liquids, or solids in suspension between two points; and

(B) Telecommunication lines, cables, pipelines, or conduits.

Treeline. The more or less continuous line formed by the tops of trees in a wooded area when viewed from a particular point. The treeline is determined during all seasons as if under full foliage.

Truck Terminal. means a building, structure or land where trucks and/or tractor trailers are rented, leased, or stored, or are dispatched for hire as common carriers.

Twin Cities Metropolitan area. The area over which the Metropolitan Council has jurisdiction according to Minn. Stats. § 473.121, subd. 2.

Unlicensed Supportive Living Facility means a residential dwelling that is not licensed as a Licensed Residential Facility that provides congregate and supportive living environment for no more than six unrelated individuals classified under the Americans with Disabilities Act (ADA).

Use, principal, means the purpose or activity for which the land or building thereon is designated, arranged, or intended, or for which it is occupied, utilized or maintained, and shall include the performance of such activity as defined by the performance standards of this chapter.

Variance. Having the meaning given under Minn. Stats. § 394.22.

Vegetation means the sum total of plant life in some area; or a plant community with distinguishable characteristics.

Vehicle wrecking yard means any place where vehicles not in running condition and/or not licensed, or parts thereof, are stored in the open or any land used for wrecking or storing of such motor vehicles or parts thereof, and including any commercial salvaging and scavenging of any other goods, articles or merchandise.

Water access ramp. A boat ramp, carry-down site, boarding dock, and approach road, or other access that allows launching and removal of a boat, canoe, or other watercraft with or without a vehicle and trailer.

Water body means a body of water (lake, pond) in a depression of land or expanded part of a river, or an enclosed basin that holds water and is surrounded by land.

Water-oriented accessory structure or facility means a small, above ground building or other improvement, except stairways, fences, docks, and retaining walls, which, because of the relationship of its use to a surface water feature, reasonably needs to be located closer to public waters than the normal structure setback. Examples of such structures and facilities include boathouses, gazebos, screen houses, fish houses, pump houses, and detached decks.

Water-oriented accessory structure. A small building or other improvement, except stairways, fences, docks, and retaining walls, that, because of the relationship of its use to public waters, needs to be located closer to public waters than the normal structure setback. Examples include gazebos, screen houses, fish houses, pump houses, and detached decks and patios.

Water quality impact zone. Land within the shore impact zone or within 50 feet of the boundary of a public water, wetland, or natural drainage way, whichever is greater.

Wetland. Having the meaning given under Minn. Stats. § 103G.005.

Wharf. Having the meaning given under Minnesota Rules, part 6115.0170.

Wholesale Sales means sales of products to a business or person who will resell the articles in the regular course of business or incorporate the article into another product that will be sold.

Wind energy conversion system (WECS) means any device such as a wind charger, wind mill, or wind turbine and associated facilities that converts wind energy to electrical energy. This equipment includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, or other component used in the system.

Yard means an open space on the lot which is unoccupied and unobstructed from its lowest level to the sky. A yard extends along a lot line at right angles to such lot line to a depth or width specified in the yard regulations for the zoning district in which such lot is located.

Yard, front, means that area extending along the full length of a front lot line between side lot lines and to the depth required in the yard regulations for the district in which it is located. In the case of a corner lot abutting one or more major roads, both yards shall be considered front yards. A major road is any road that is of a collector designation or greater.

Yard, rear, means a yard extending across the full width of the lot and lying between the rear line of the lot and the nearest line of the principal building.

Yard, side, means a yard between the side line of the lot and the nearest line of the principal building and extending from the front line of the structure to the rear property line.

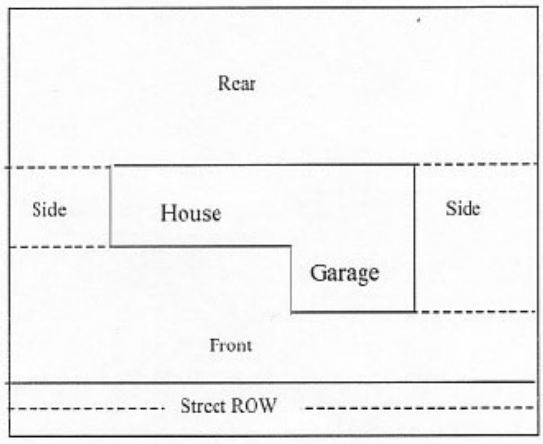


Figure 1. Attached Garage

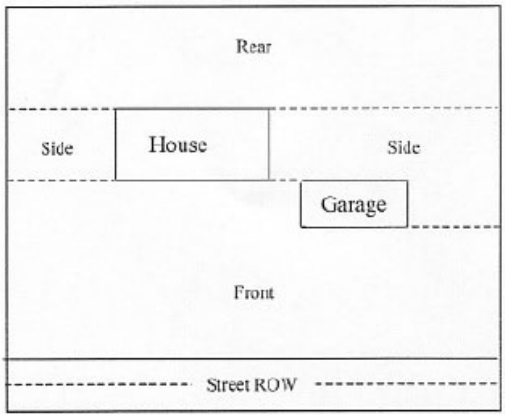


Figure 2. Detached Garage in Front

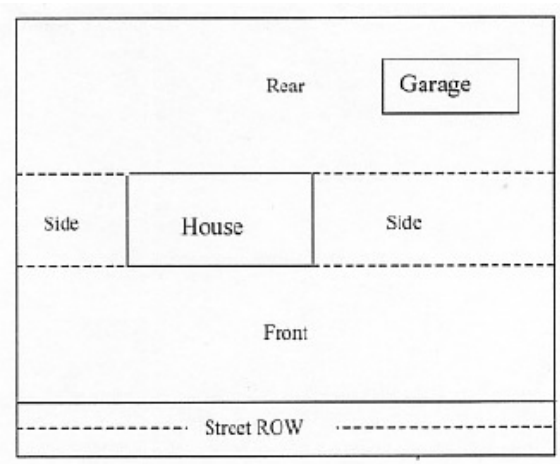


Figure 3. Detached Garage in Rear

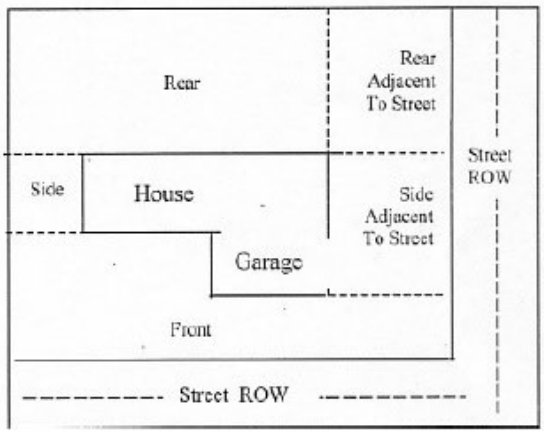


Figure 4. Corner Lot

Zoning administrator means the community development department.

Zoning district means an area within the limits of the city for which the regulations and requirements governing use are uniform.

Zoning district, overlay, means a zoning district containing regulations superimposed upon other zoning district regulations and may supersede the underlying zoning district if more restrictive than the underlying zoning district regulations.

Zoning district, underlying, means all zoning districts except overlay zoning districts.

Zoning map means the map incorporated into this chapter as a part thereof, designating the zoning districts.

Zoning Code means the zoning ordinance of the city, as amended from time to time by the City.

106 Applicability and Compliance

From and after the effective date of the ordinance from which this chapter is derived, the use of all land and every building or portion of a building erected, altered in height and area, added to, or relocated, and every use within a building, or use accessory thereto, in the city shall be in conformity with the provisions of this chapter and after the lawful issuance of all required permits.

110 Administration

Sections 111-140 establish the administration and enforcement powers of this chapter.

111 Zoning Administrator

The zoning administrator shall:

(A) Administer and enforce the provisions of this chapter in accordance with its literal terms and shall not have the power to permit any construction or any use or change of use which does not conform to this chapter;

(B) Maintain the official zoning map;

(C) Maintain a permanent file of all zoning applications as public records.

120 Official Zoning Map

(A) The boundaries of the zoning districts ~~and development areas~~ and overlay districts are delineated on the official zoning map, which is adopted by reference and declared to be a part of this chapter.

Such map shall be on permanent file and available for public inspection in City Hall. It shall be the responsibility of the zoning administrator to maintain and keep the map up to date and to revise or update the map with each amendment thereto within 30 days after official publication of the ordinance adopting the amendment.

(B) District and development area boundaries shown within the lines of roads, streams, and transportation rights-of-way shall be deemed to follow the centerlines. The vacation of roads shall not affect the location of such district or development area boundaries. When the zoning administrator cannot definitely determine the location of a district or development area boundary by such centerlines, by the scale or dimensions stated on the zoning map, or by the fact that it clearly coincides with a property line, the zoning administrator shall interpret the location of the district or development area boundary with reference to the scale of the zoning map and the purposes set forth in all relevant provisions of this Code. When a district or development area boundary line divides a lot of record into two or more districts or into both development areas, any portion of the lot within 50 feet of such division may be used for any use of either district or development area as approved by the Planning Commission or as appealed by the City Council. The Metropolitan Urban Service Area (MUSA) boundary line as shown in the Comprehensive Plan, however, defines the limits of sewered areas. Any area outside of the MUSA boundary shall not be served with sewer.

130 Enforcement

(A) Any violation of this chapter may be enjoined by the council through proper legal channels. Each day a violation is permitted to exist shall constitute a separate offense.

(B) In case any building, structure, or land is proposed to be erected, reconstructed, altered, converted, maintained or used in violation of this chapter, the council, in addition to other remedies, may institute in the name of the city any appropriate action or proceeding to prevent, restrain, correct or abate such building, structure, or land, or to prevent, in or about such premises, any act, conduct, business, or use constituting a violation, as prescribed in Chapter 2.

(C) Violation of any provision of this chapter is considered a misdemeanor.

(D) Appeals are provided in the same manner as prescribed in Chapter 2.

140 Non-Conformities

(A) *Intent.* It is the purpose of this section to provide for the regulation of nonconforming buildings, structures, site improvements, and uses and to specify those requirements, circumstances, and conditions under which nonconforming buildings, structures, and uses will be operated and maintained. This chapter establishes separate districts, each of which is an appropriate area for the location of uses that are allowed in that district. It is necessary and consistent with the establishment of these districts that nonconforming buildings, structures, site improvements, and uses not be allowed to continue without restriction. Furthermore, it is the intent of this section that all nonconforming uses shall be eventually brought into conformity or terminated.

(B) *Regulations.*

(1) Whenever a lawful nonconforming use of a structure or land or occupancy is discontinued for a continuous period of one year, any future use of said structure or lands shall be made to conform with the provisions of this chapter.

(2) Notwithstanding any other provisions of this chapter, any nonconformity, including the lawful use or occupation of land or premises existing at the time of the adoption of an additional control under this chapter, may be continued, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion, unless it is a nonconforming use that is destroyed by fire or other peril to the extent of greater than 50 percent of its market value, and no building permit has been applied for within 180 days of

when the property is damaged. In this case, the city may impose reasonable conditions upon a building permit in order to mitigate any newly created impact on adjacent property. Any subsequent use or occupancy of the land or premises shall be a conforming use or occupancy.

(C) Creation of nonconformities by public action

(1) Where there exists as of the date of adoption of this section a conforming land use, lot of record, sign, structure, and/or site improvement and a subsequent taking by a governmental body occurs under eminent domain or negotiated sale which renders such land use, lot of record, structure, or site improvement in violation of one or more provisions of this chapter, such land use, lot of record, sign, structure or site improvements becomes a legal non-conformity and may be used thereafter only in accordance with the provisions of this section.

(2) The Planning Commission may consider government taking as a practical difficulty used with a request for a variance to a setback regulation for pre-existing buildings, parking lots, and/or signs.

(D) Lots of Record. Any lot of record existing at the effective date of the ordinance from which this chapter is derived may be used for the erection of a dwelling conforming to the use regulations of the district in which it is located, even though its area is less than the minimum requirements of this chapter. This provision shall not apply to lots with widths below the district minimum, meaning that all lots of record must meet district lot width minimums to qualify.

(E) Expansion of a non-conforming principal structure, deck, or parking lot by way of setbacks is permitted provided the wall does not increase the level of nonconformity.

(F) Additional standards for nonconformities within the Mississippi River Corridor Critical Area Overlay District are found in Section 910.

200 Land Development Applications and Procedures

Sections 200-299 are established to define the procedures and processes for applications for development, redevelopment, and changes in use of property in Ramsey. All procedures must be in conformance with applicable provisions of State Law.

201 Processing Costs

(A) *Costs.* All costs incurred by the City in processing an application for a land use application shall be paid by the applicant. The processing costs shall include but not be limited to:

(1) Professional consulting services as directed by the zoning administrator, the Planning Commission and/or City Council;

(2) Copying charges;

(3) City staff involvement;

(4) Public hearing publications and posting of a sign on the property;

(5) Written notice to adjacent property owners;

(6) Recording charges; and/or

(7) Any other cost necessary to process the applicant's request.

(B) *Fee and escrow.* A set fee and a set minimum escrow established by ~~ordinance~~ an annual fee schedule shall be paid to the city at the time the land use application is made.

(C) *Special assessment of processing costs.* An applicant may request that processing costs exceeding the amount established by ~~ordinance~~ annual fee schedule be specially assessed against the applicant's property provided that the property owner accepts the assessment to the subject property and waives any right of assessment appeal.

(D) *Additional deposits before submittal.* If the zoning administrator determines that costs in addition to the set escrow will likely be incurred by the city, then an additional sum as determined by the

zoning administrator shall be deposited with the City before the application is considered officially submitted.

(E) *Additional deposits after submittal* If at any point during the processing of a ~~zoning or~~ land use application, the actual or estimated processing costs exceed the amount on escrow, the applicant shall have ten days to supply an additional escrow in an amount equal to or greater than the estimated processing costs. Failure to provide additional funds into a deficit account can result in assessing the costs to the property subject to the application.

(F) *Refund of unused deposits.* Any portion of those funds deposited in escrow but not expended or encumbered shall be returned to the applicant after final action on the application. Under no circumstance shall an escrow be considered an interest bearing account.

202 Required Sureties and Financial Guarantees

Upon approval of a land use application or administrative site plan review where a new building and/or site improvements are being constructed or reconstructed, the City shall be provided with a cash escrow, cash bond, and/or letters of credit prior to the issuing of building permits or initiation of work on the proposed improvements or development. This security shall guarantee conformance and compliance with the conditions of the approval and the provisions of this Code.

(A) The security shall be in the amount equal to 125 percent the applicant's estimated costs of labor and materials for the proposed improvements or development.

(B) The city shall hold the security until completion of the proposed improvements or development and a certificate of occupancy indicating compliance with the provisions of the land use application and this chapter has been issued by the building official. A maintenance period of ~~no more than~~ two years for landscaping improvements may be collected as established by the annual fee schedule.

(D) Failure to comply with the conditions of the land use application approvals and the provisions of this chapter shall result in forfeiture of the security.

(E) *Landscape escrow for single-family lots*. A landscape escrow, in an amount to be determined by the annual fee schedule ~~building official~~, shall be deposited for all required landscaping, including topsoil, sod, and trees, which is not established at the time of issuance of a certificate of occupancy. Installation of required landscaping, including topsoil, established groundcover ~~sod (or seeding where permitted by this Chapter),~~ and trees, shall be completed within six months of the issuance of the certificate of occupancy, weather permitting. The city may draw upon the escrow to install the required landscaping if said work is not completed within six months of the date of issuance of the certificate of occupancy.

203 Development Agreements

Whenever a performance guaranty is imposed by the city, the applicant shall be required to enter into a development agreement with the city. This agreement is to provide authorization to the city to utilize the posted security and complete stipulated work should the applicant fail to meet the terms and conditions of the development. Said agreement shall hold harmless the City for completion of the work and address other matters as may be determined by the City Attorney. The development agreement shall be approved by the City Council.

210 Land Use Applications

The following land use application types are required and are described further in this chapter:

(A) Variances

(B) Site Plan Review

(C) Conditional Use Permits and Amendments

(D) Interim Use Permits

(E) Zoning Text Amendments

(F) Zoning Map Amendments
(G) Comprehensive Plan Amendments
(H) Home Occupation Permits (Level II)
(I) Easement Vacations
(J) Encroachment Agreements

211 General information provided in an application form

All requests for land use approvals required within this chapter shall be filed with the City on an official application form and must be submitted to the zoning administrator by deadlines set forth in an adopted calendar. Failure to submit a completed form is grounds for rejection of an application. The following information is required on all land use application forms:

(A) The applicant's name, business name, address, telephone number, and email address.
(B) The property owner's name, business name, address, telephone number, and email address.
(C) Signatures of the applicant and property owner consenting to the application.
(D) The address and/or legal description of the subject site.
(E) The land use application type(s) being sought.
(F) A written narrative explaining the request.
(G) The applicant's and/or owner's designated representative's business name, address, telephone number, and email address.
(H) Consent from the homeowner's association or architectural review board, if applicable.

212 Information provided on plans

The information required for all land use application types generally consists of the following items, as applicable to the application, and shall be submitted when applicable or requested by the zoning administrator. Plans must be prepared in a standard engineering or architectural scale and be prepared by a licensed surveyor, architect, and/or civil engineer, as applicable. All plans, with the exception of architectural renderings, shall be in black, greyscale, and white.

(A) *Existing Conditions.*
  (1) Affected parcel(s) legal description, dimensions, and area.
  (2) Location of all existing significant trees, type, diameter, and which trees will be removed.
  (3) Location of all existing structures on the site.
  ~~(4) Location of all adjacent buildings located within 150 feet of the exterior boundaries of the property in question.~~
  (5) Existing elevation contours at two-foot intervals extending 100 feet outside of the property boundary.
  (6) Floodplain and wetland boundaries.
(B) *Proposed Site Plan*.
  (1) Location of all ~~buildings on parcels including both~~ existing and proposed structures.
  (2) Location and dimensions of vehicular circulation, curb cuts, driveways, drive aisles, and number of existing and proposed parking spaces.
  (3) Calculations of parking space requirements.
  (4) Site plan details such as trash enclosures, etc.
  (5) Setbacks of all buildings, parking areas, and driveways from all property lines.
  (6) Snow storage locations.
(C) *Proposed Architectural Plans.*
  (1) Color architectural elevations with type and materials used in all exterior surfaces.
  (2) Location and type of all proposed wall-mounted lights.
  (3) Dimensions of proposed and existing structures.
  (4) "Typical" floor plan and "typical" room plan.

(5) Preliminary Architectural Code Analysis.
(6) Screening plan of HVAC and other mechanical units.

(D) *Grading plan.*
(1) Proposed grading elevation contours at two-foot intervals and spot elevations extending 100 feet outside of the property boundary.
(2) Drainage configuration.
(3) Storm sewer catch basins, invert elevations, and storage areas.
(4) Proposed road profile.
(5) Storm water calculations.
(6) Floodplain and wetland boundaries.

(E) *Tree Preservation Plan*
(1) Location of all existing significant trees.
(2) Other information from the tree preservation requirements in Section 350.

(F) *Landscape plan.*
(1) Location, type, and diameter of all proposed plantings including requirement calculations.
(2) Location and material used for all screening devices.

(G) *Preliminary Utility Plan.*
(1) Sanitary sewer and water plan ~~with estimated use per day~~.
(2) Existing sanitary sewer and water mains, service lines, and fire hydrants in adjacent rights-of-way.
(3) Proposed fire hydrants.
(4) If outside of the MUSA, locations of proposed wells and septic systems with soil logs.

(H) *Lighting Plan.*
(1) Cut sheets of the proposed light fixtures.
(2) Photometrics of all wall-mounted and freestanding lights showing light levels across parking lots, driveways, and pedestrian areas, and along all property lines.

(I) Other plans and studies may be necessary due to the nature of the application determined by the zoning administrator such as an environmental review, noise analysis, or traffic analysis.

213 Application Submittal Dates

The Planning Commission shall adopt a calendar annually that specifies applicant submittal dates and Planning Commission meeting dates in conformance with state law.

214 Public Hearings

(A) The following land use application types require a public hearing:
(1) Variances
(2) Site Plan Review
(3) Conditional Use Permits and Amendments
(4) Interim Use Permits
(5) Zoning Text Amendments
(6) Zoning Map Amendments
(7) Comprehensive Plan Amendments
(8) Home Occupation Permits (Type II)
(9) Easement Vacations

(B) Public hearing notices must be provided to surrounding property owners, as measured from property lines, as noted in each of the subsections below.

(C) A sign may be posted on the property constituting the application notifying the public of a proposed land use application.

(D) When an applicant proposes any construction or alteration that would exceed a height of 200 feet above ground level at the site then the zoning administrator shall notify the Mn/DOT commissioner at least 30 days in advance.

(E) Notification of a Land Use Application in the Shoreland Overlay District, Scenic River Protection Overlay, or Mississippi River Corridor Critical Area Overlay shall be provided to the Minnesota Department of Natural Resources.

(F) The Planning Commission shall conduct the public hearing, report its findings, and make recommendations to the Council, except in the case of a variance which is described further in this chapter where the Planning Commission has approval authority. Easement vacation public hearings are conducted at a regular City Council meeting.

215 Re-submitting denied applications.

No application which has been denied wholly or in part may be resubmitted for at least one year from the date of its denial, unless substantial changes have been made which warrant reconsideration, as determined by the zoning administrator.

216 Expiration of approved applications

An approval resolution for variances, site plans, conditional use permits and amendments, and home occupations are valid for one year from the date of approval at which time the use must be in operation or have a valid current building permit. The City Council may grant an extension of up to two years based on reasonable extenuating circumstances before the initial expiration date.

220 Variances

(A) Variances shall only be permitted when they are in harmony with the general purposes and intent of this chapter and when the variances are consistent with the comprehensive plan.

(B) Public hearing notice mailing distance is 350 feet.

(C) Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the Zoning Code. "Practical difficulties," as used in connection with the granting of a variance, means:

(1) That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code;

(2) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and

(3) The variance, if granted, will not alter the essential character of the locality.

(4) Economic considerations alone do not constitute practical difficulties.

(5) Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems and

(6) Public takings of property due to condemnation.

(7) Variances shall be granted for earth sheltered construction as defined in M.S. 216C.06, subdivision 14, when in harmony with this chapter.

(D) The Planning Commission may not permit as a variance any use that is not allowed under the Zoning Code for property in the district where the affected person's land is located.

(E) The Planning Commission may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

(F) The Planning Commission shall serve as the ~~board~~ final decision making authority. However, any action of the ~~board~~ Planning Commission may be appealed to the Council by any affected person if notice of such an appeal is received by the zoning administrator within ten days of the final action of the ~~board~~ Planning Commission.

(G) The variance is approved by resolution.

(H) Recording of variance. A certified copy of a variance resolution shall be recorded with the Anoka County recorder or registrar of titles for record. The variance resolution shall include the legal description of the property included. No building permit shall be issued until after recording is made.

(I) Additional standards for variances within the Mississippi River Corridor Critical Area Overlay District are found in Section 910.

225 Site Plan Review

(A) Site Plan Review Applications Requiring Formal Planning Commission and City Council Review. Absent a requirement for a conditional use permit, the following uses require a formal site plan review application:

(1) Developments of multiple-family dwellings (three or more attached units), townhomes, and manufactured home parks;

(2) Commercial and industrial principal and accessory uses when adjacent to a residential use;

(3) All proposed developments within the Floodplain, Scenic Rivers, and Environmental Protection and Critical Rivers Overlay Districts;

(4) Religious institutions;

(5) Principal uses within the PI, P, and CL districts; and

(6) Principal uses within the PUD, COR.

(B) A conditional use permit application review shall satisfy the site plan review procedural requirements for conditional uses.

(C) Public hearing notice mailing distance is 350 feet.

(D) The site plan review is approved by resolution.

(E) Conditions of approval. The City Council may attach reasonable conditions or modifications to the site improvements or building architectural design to mitigate any adverse effects of the site. Conditions related directly to the use are not permitted.

226 Administrative Site Plan Review

(A) Expansion of an existing commercial or industrial building that meets all minimum standards of the applicable zoning district and matches and/or complements the exterior design, materials and treatments of the existing building shall be exempt from the standard site plan review process in Section 225 and rather be reviewed as part of the standard building permit review process.

(B) Expansion, modification, or installation of site improvements for a permitted business or industrial use where no building permit is otherwise required shall require an administrative site plan review.

(C) Expansion or modification of site improvements and/or for buildings for uses listed in Section 225(A) of less than 100 percent (footprint) shall be reviewed administratively.

(D) Expansion or modifications of site improvements and/or for buildings for conditional uses as described in Section 230 of less than 10 percent (footprint) shall be reviewed as an administrative site plan review.

230 Conditional Use Permits

Certain types of uses are classified as conditional uses under this chapter to which reasonable conditions may be attached. The conditions may be based on operation of the use, site improvements, and screening in order to mitigate any impacts to surrounding properties or the public rights-of-way. Conditional uses shall be approved by the City Council by a showing by the applicant that the standards and criteria stated in this chapter will be satisfied. The standards and criteria shall include both general requirements for all conditional uses, and insofar as practicable, requirements specific to each designated conditional use. If the use proposed is new construction, the conditional use permit process shall also be considered a site plan review.

(A) *Duration of conditional use permits.* A conditional use permit shall remain in effect as long as the conditions agreed upon are observed and the permit holder is in compliance with all other regulations or standards of this chapter. A conditional use permit shall become null and void one year after the final action of the council if not initiated or utilized, or if the use is discontinued for a continuous 12-month period, unless a petition for an extension of time in which to complete or utilize the use that has been granted by the council. The city shall notify the CUP holder of these time restrictions at time of issuance. Extension shall be requested in writing and filed with the city at least 30 days before the expiration of the original conditional use permit. The request for extension shall state facts showing a good faith attempt to complete or utilize the use permitted in the conditional use permit. Such petition shall be presented to the planning commission for a recommendation to the council and acted upon by the council.

(B) Public hearing notification mailing distance is 350 feet.

(C) The Conditional Use Permit is adopted by resolution.

(D) Recording of permit. A certified copy of any conditional use permit shall be recorded with the Anoka County recorder or registrar of titles for record. The conditional use permit shall include the legal description of the property.

(E) *Amended conditional use permits.* An amended conditional use permit may be applied for and administered in a manner similar to that required for a new conditional use permit. Amended conditional use permits shall include requests for substantial changes in conditions or expansions of use, and as otherwise described in this chapter. Expansion or modifications of site improvements and/or for buildings for conditional uses of less than 10 percent (footprint) shall be reviewed as an administrative site plan review.

(F) *Revocation of conditional use permits.* In the event that violations of any conditions set forth in the conditional use permit occur, the council shall have the authority to revoke the conditional use permit. The following procedure shall be used to consider the revocation of a conditional use permit.

(1) The parcel owner shall be notified of the possible violations of the conditional use permit and given 30 days to correct the violation and submit a written response to the notice.

(2) If the violations are not corrected in the 30-day time frame, a public hearing conducted by the city council shall be scheduled.

(3) At the public hearing for the purpose of revoking a conditional use permit the council shall consider the written response of the parcel owner and evidence of the violation. With a majority vote the City Council shall take one of the following actions:

a. Revocation of the conditional use permit by resolution adopt findings of fact and conclusions that support revocation of the conditional use permit;

b. Finding no violation exists by motion; or

c. Directing compliance measures and timelines to correct the violation.

(4) *Exigent circumstances.* If the City finds that exigent circumstances exist requiring immediate permit revocation, the Zoning Administrator may revoke the permit and provide a post-revocation hearing before the City Council not more than 15 days after holder's receipt of written notice of the hearing. Following such hearing, the City Council may sustain or rescind the revocation, or may impose such other and further discipline as it deems appropriate.

(G) The conditions contained in a valid conditional use permit for an existing use that has become permitted due to a change in the zoning district or zoning text will remain in effect only as to any conditions related to site improvements.

(H) Additional standards for conditional use permits within the Mississippi River Corridor Critical Area Overlay District are found in Section 910.

235 Interim Use Permit

The purposes and intents of allowing interim uses are: To allow a use for a limited period of time that reasonably utilizes the property where it is not reasonable to utilize it in the manner provided in the Comprehensive Plan; and to allow a use that is presently acceptable but that, with anticipated development will not be acceptable in the future.

(A) Public hearing notification mailing distance is 350 feet.

(B) *Standards of issuance.*

(1) Every interim use permit issued shall terminate upon a date or event that can be identified with certainty, with the maximum duration of five years from the date of approval~~, unless otherwise approved by the council.~~

(2) In the final six months of each approved term, the applicant may request an extension to the permit of up to five years. An application for the extension is the same process as requesting an initial interim use permit.

(3) The council may attach such conditions to the interim use permit as it deems necessary in order to carry out the intent and purpose of this chapter and protect the public health, safety and welfare. These conditions may include a financial surety in an amount sufficient to remove the interim use and interim structures and/or site improvements upon expiration of the interim use permit.

(4) Interim Use Permits for home occupations have modified standards set forth in Section 236.

(5) Interim Use Permits for personal use heliports have modified standards set forth in Section 340.

(C) *Termination.* An interim use permit shall terminate upon the occurrence of any of the following events; whichever first occurs:

(1) The date stated in the permit;

(2) A violation of conditions and subsequent revocation of the permit; or

(3) Revocation resulting from a cessation of the interim use for 30 consecutive days.

(4) Change of ownership of the property.

(5) Change of business entity or tenant occupying the property.

(6) The extension of sanitary sewer and water services to the site for uses approved specifically without municipal services.

(D) The Interim Use Permit is adopted by Resolution.

(E) The property owner must sign an agreement understanding the limitations and conditions of the interim use.

236 Home Occupation Permits

A Home Occupation Permit is considered an interim use permit with the following additional procedural requirements:

(A) *Term*. A home occupation permit shall be temporary in nature and shall be granted to a designated person who resides in the dwelling unit on the subject property. The permit shall run with the applicant, not the property. Permits are not transferable from person to person or from address to address, unless the transfer is in accordance with the provisions of subsection (C) of this section.

(B) *Inspections*. The Zoning Administrator, shall have the right, upon reasonable request, to enter and inspect the premises covered by said interim use permit for safety and compliance purposes, or code enforcement complaints.

(C) *Death or move of permit holder; suspension or revocation; businesses existing before adoption of these provisions*.

(1) Should an interim use permit holder move to a new location, the existing permit shall be automatically terminated. If the interim use permit holder should desire to continue the home occupation in a new location, written notice to that effect shall be given to the city

administrator or their designee, and the council may authorize continuation of that permit with a public hearing for the neighboring properties of the proposed new location.

(2) In the case of a death of the interim use permit holder, should a surviving spouse or child, residing at the same address or receiving title to the property, desire to continue the home occupation, written notice to that effect shall be given to the city administrator or their designee. The permit shall be automatically renewed subject to the same terms.

(3) An interim use permit, once granted, may be suspended or revoked prior to its original revocation date by the council for cause after hearing before the council. Citizen complaints seeking the revocation of such permit shall be filed with the city administrator or their designee. All such revocation hearings, publication, and notice requirements shall be the same as for interim use permits in accordance with City Code.

(4) Persons conducting a business from property zoned for residential use on the effective date of the ordinance from which this section is derived shall be required to obtain an interim use permit as required herein. The business may continue pending final determination of the application. Should the city administrator, their designee, or council deny the application for an interim use permit the use shall immediately cease at such residential premises.

(D) *Revocation*. An interim use permit for a home occupation may be revoked if the property owner is found to be in violation of the conditions listed in the interim use permit or is in violation of any other requirements set forth by the Ramsey City Code or Minnesota State Statute.

(E) *Termination*. Home occupations approved with an interim use permit may be terminated pursuant to the procedure established in Section 235(D).

(F) Appeals. Any violation appeal or dispute shall be processed in accordance with Chapter 2 of City Code.

240 Zoning Text Amendment

Purpose. The City Council may adopt amendments to this Zoning Code ~~ordinance and zoning map in relation both to land uses within a particular district or to the location of the district lines~~. Such amendments shall not be issued indiscriminately, but shall only be used as a means to reflect changes in the goals and policies of the community as reflected in the Comprehensive Plan or changes in conditions in the city. The City Council may amend this chapter as proposed by a member of the Council, Planning Commission, Zoning Administrator, or by a petition of a person residing or owning property within the city, in accordance with the following provisions.

(A) Public hearing notification mailing distance is 350 feet if the amendment is related to a particular property.

(B) The zoning text amendment is adopted by ordinance.

245 Zoning Map Amendment

Purpose. The City Council may adopt amendments to the Zoning Map in relation both to land uses within a particular district or to the location of the district lines. Such amendments shall not be issued indiscriminately, but shall only be used as a means to reflect changes in the goals and policies of the community as reflected in the Comprehensive Plan or changes in conditions in the city. The Council may amend ~~this chapter~~ the Zoning Map as proposed by a member of the Council, Planning Commission, Zoning Administrator, or by a petition of a person residing or owning property within the city, in accordance with the following provisions.

(A) Conditional Map Amendment. An amendment on particular properties in conjunction with a specific proposed development may be described by a proposed plat name instead of the existing legal description to safeguard a property's zoning in the event the proposed plat does not get recorded or the project expires.

(B) Public hearing notification mailing distance is 350 feet.

(C) The zoning map amendment is adopted by ordinance.
(D) Planned Unit Developments are created through this process and the adopted ordinance shall list the development standards and uses for that development.

250 Comprehensive Plan Amendments

Purpose. The City Council may adopt amendments to the Comprehensive Plan ~~ordinance and zoning map in relation both to land uses within a particular district or to the location of the district lines~~. Such amendments shall not be issued indiscriminately, but shall only be used as a means to reflect changes in the goals and policies of the community as reflected in the Comprehensive Plan or changes in conditions in the city. The City Council may amend this chapter as proposed by a member of the Council, Planning Commission, Zoning Administrator, or by a petition of a person residing or owning property within the city, in accordance with the following provisions.

(A) Public hearing notification mailing distance is 350 feet if the amendment is related to a particular property.
(B) The Comprehensive Plan amendment is adopted by ordinance.

260 Easement Vacations

Pursuant to Section 12.6 of the City Charter, the procedure for application to vacate a public utility, drainage, roadway, access, or other form of easement shall be as follows:

(A) The applicant shall petition the Zoning Administrator on the easement to be vacated including a legal description and survey exhibit.
(B) *Public Hearing Notification Requirement:* property owners within 350 feet and all utility companies operating within Ramsey.
(C) The City Council shall hold a public hearing and make a final determination by resolution.
(D) The approval resolution shall be recorded with the Anoka County Recorder's office or Registrar of Titles.

261 Encroachment Agreements

An encroachment agreement is necessary when a structure or site improvement, other than a fence, utility infrastructure, parking lot, or driveway is proposed to be constructed in an easement or right-of-way and vacating the easement or right-of-way is not desired or practical.

(A) A thirty-day notification must be provided to all utility companies operating within Ramsey.
(B) Administrative approval. The Zoning Administrator may approve an encroachment agreement administratively for encroachments that have received variances.
(C) The City Council will review all other encroachment requests and, if deemed reasonable at its sole discretion, approval is adopted by resolution authorizing the encroachment agreement.
(D) All encroachment agreements must be recorded against the property with the Anoka County Recorder's office.
(E) The zoning administrator will have the ability to abate the structure or site improvement removal as set forth in Chapter 2 in the event the structure is not removed according to the terms of the agreement.

300 General Performance Standards

The following sections set forth standards for uses or structures applicable in all zoning districts.

301 One Principal Building per Lot

Every building erected after the adoption of this chapter from which this chapter is derived shall be located on a lot, as defined herein and in no case shall there be more than one ~~main~~ principal building on any one lot, except as may otherwise be provided herein.

302 Structures on Outlots

No structures shall be constructed or erected on an outlot other than signs or fences.

303 Easements

No private buildings (principal or accessory), temporary or permanent structures, or uses may be located in, on, or over any public drainage and/or utility easements, except fences, driveways, parking lots, or easily-movable structures that do not impede the flow of water and do not have permanent foundations as described elsewhere in this chapter and as determined by the City Engineer; and public or quasi-public utilities or facilities regulated by City Franchise or other provisions of the City Code. The items constructed within an easement are subject to removal at the property owner's expense in the event work on the utilities in the easement is needed.

304 Adequate Public Infrastructure

All developments must provide adequate infrastructure suitable for the anticipated traffic, pedestrian circulation, and utility needs of the use. The City is authorized to require any necessary upgrades of adjacent and area public roadways and utilities directly related and proportional to a proposed development. Examples of such improvements are, but not limited to, construction or striping of turn lanes, installing or upgrading utilities, installing sidewalks, and/or installing street lights. All such expenses are the responsibility of the property owner of the proposed development.

305 Sanitary Sewer and Water Connections

(A) All new principal structures within the Metropolitan Urban Services Area (MUSA) as designated on the current Comprehensive Plan must be connected to municipal sanitary sewer and water.

(B) For an undeveloped parcel within an urbanized zoning district that is not directly serviced by municipal sanitary sewer and water, reasonable efforts must be made to extend sanitary sewer and/or water mains to the site prior to constructing a principal structure. This may be accomplished by developer utility construction or by an assessment agreement. If it is not reasonably feasible to extend sanitary sewer and/or water mains, a building permit may be issued with private systems.

(C) In areas of the city outside of the current Metropolitan Urban Services Area (MUSA) where municipal water mains are located, the owner of a property directly adjacent may petition the City Council for a water connection in the event an existing well becomes inoperable or contaminated. In no case shall the property be considered for rezoning to an urbanized district.

306 Small Utility Services

All buildings constructed after the adoption date of this chapter shall be served by undergrounded utilities (natural gas, electric, cable, telephone, etc.) extending from the public right-of-way to the building.

307 Construction trailer/Field Office

Construction trailers and field offices may only be placed and used in conjunction with an active building, utility, or grading permit onsite. The construction trailer/field office must be removed within two weeks of the building obtaining a certificate of occupancy or the grading and utility work completed.

310 Lighting

The purpose of this section is to provide regulations to balance lighting needs for visibility and personal and property safety with the negative impacts of off-site light spill-over.

(A) Wall lighting may be used to illuminate the pedestrian walkways, entrance areas, loading docks, and yard areas within 20 feet of the building. No wall lighting may be used exclusively to illuminate areas for motor vehicle parking or access.

(B) Architectural lighting, including LED or neon banding, must be mounted on the building or canopy. Architectural lighting directed upward onto the building façade is permitted provided no glare or light pollution are produced. LED banding must use colored tube shielding for a continuous appearance.

(C) Free-standing and wall-mounted luminaire regulations:

(1) Height maximums, including the base and support structure, are limited as follows:

a. Farther than 200 feet from any property zoned residential: 30 feet.

b. Within 200 feet of any property zoned residential: 15 feet.

(2) Cut-off angles must be equal to or less than 90 degrees.

(3) Ballfield, stadium, or outdoor recreation lighting is exempt from the height and cut-off angle requirements in this section though the design shall constitute the absolute minimum height necessary to light the area and must provide shielding to reduce off-field light spill.

(D) Lighting intensity must adhere to the following table:

Required Minimum and Maximum Light Intensities (as measured in foot candles at the ground level)			
Use	Minimum Intensity	Maximum Intensity	Maximum Intensity at Property Line
Parking areas for non-residential uses	1	15	0.5
Parking areas for multi-family residential uses	1	15	0.5
Private pedestrian walkways for non-residential and multi-family residential uses	5	20	0.5
Building entrances and exits	5	20	0.5
Exterior storage areas	0.5	15	0.5
Vehicle sales lots	1	20	0.5
Non-specified uses - For uses not specifically listed above, light requirements may be computed by the zoning administrator.			

(E) Exterior lighting must be operational when a business is open or employees are on site.

(F) Glare. All lighting must be arranged so as not to produce glare. All properties must be in compliance with the following:

(1) All light sources must be controlled and equipped with lenses, louvers, shields, or prismatic control devices designed to prevent off-site views of the light source.

(2) No flickering or flashing lights except those associated with public safety activities may be permitted.

(3) Light sources that are integrated into a canopy must be designed to be recessed and flush with the ceiling of the canopy, and equipped with a flat lens surface.

(4) Residential single-family and townhome uses may have wall-mounted lighting with exposed light sources provided glare is not produced from off-site views.

(G) Compliance. Any new lighting installed after the effective date of this chapter must be in compliance with the requirements of this chapter. Any lighting in existence before the effective

date of this chapter that does not comply with its requirements may be considered legally nonconforming and may be allowed to continue in compliance with Section 140. Lighting may be required to be upgraded, wholly or in part, due to a request for a site plan review, conditional use permit, interim use permit, variance, or plat.

(H) Seasonal decorative lighting and landscape lighting are not regulated by this section.

320 Driveways and Curb Cuts

The owners of a corner lot may elect to access the principal building on either street that the lot abuts. In cases of ~~through~~ lots with more than one street frontage, the city shall determine which street the building fronts and accesses. In cases where one of the streets is a county, state or MSA street, the lot shall access on the other street. Where any such election is manifestly contrary to the established character or welfare of the neighborhood, the ~~permit~~ request shall be referred to the ~~board of appeals~~ City Council for approval or disapproval.

322 Vision Clearance Triangle

A vision clearance triangle shall be established at each intersection corner in order to provide adequate site distance. The vision triangle shall be formed by creating a third leg that connects the ends of two legs that are in line with the face of the existing curbs. On streets which have a stop condition the length of the leg shall be 25 feet from the nearest face of the curb on the cross street being approached and shall be 50 feet for streets without stop conditions. The vision triangle shall also apply at alleys and at commercial driveways with the leg distance of 25 feet. The vision triangle shall be three dimensional and shall extend from 30 inches to nine feet above the top of curb. Where the wording herein refers to horizontal measurement from the face of curb and no curb exists, the edge of pavement shall be used instead. Where the wording herein refers to vertical measurement from top of curb and no curb exists, the measurement shall begin six inches above the pavement. The vision clearance triangle shall contain no fence, structure, earth bank hedge, planting, wall or other sight obstruction. The following are exempted: utility poles, fire hydrants, traffic signals and signs, trees trimmed to the trunk, and plant species of open growth habit that are not planted in the form of a hedge and which are planted and trimmed as to leave an unobstructed view in all seasons. There shall be no parking allowed along the curbs within the vision triangle. Construction of new buildings or new additions to existing buildings that extend into the vision triangle shall not be permitted. Existing buildings shall not be considered an obstruction under the terms of this division. The city engineer may waive this provision where the natural contour of the ground is such that there can be no cross visibility at the intersection. Landscaping with the vision clearance triangle that is in existence prior to the date of adoption of the ordinance from which this division is derived shall be viewed on a case-by-case basis to determine whether these landscaping elements are in compliance with this division. The public works committee shall render the final decision on such determinations.

323 Traffic Regulatory Signs

Standard regularity stop signs are required at all driveway exits to public streets, except for single-family, two-family, and townhome residential driveways. Other signs may be required as part of the Site Plan Review process.

325 Pedestrian Connections

(A) Walkways. All business, industrial, multi-family residential, and public/quasi-public structures on parcels abutting sidewalks or multi-use trails in the public right-of-way shall provide a pedestrian connection between the sidewalk or trail and the main entrance to the building. The walkway shall be as direct as possible minimizing driveway and parking lot crossings.

(B) Bicycle Rack. All non-residential uses shall provide a bicycle rack near the main entrance to the building.

326 Outdoor Dining Areas/Patios

Outdoor dining areas and patios accessory to restaurants/brew pubs, brewery taprooms, and distillery cocktail rooms have the following standards:

(A) The seating must be located on the same parcel as the principal use.

(B) The outdoor seating area shall be defined with the use of landscaping, temporary fencing, or other means that contains the tables and chairs for the use.

(C) Patrons shall access the outdoor seating area through the main entrance or host station.

(D) All exterior sound equipment shall be shut off at 10:00 p.m.

330 Alternative Energy Systems

Purpose and intent. The purpose and intent of this section is to establish standards and procedures by which the installation and operation of alternative energy systems shall be governed within the city. The city finds that it is in the public interest to encourage alternative energy systems that have a positive impact on energy production and conservation while not having an adverse impact on the community.

331 Wind energy conversion systems (WECS).

The following standards are intended to facilitate the provisions for WECS to the residents and businesses of the city; minimize adverse visual effects of wind towers, turbines, and generators through careful design and site selection standards; and avoid potential damage to adjacent properties from tower failure through structural standards and setback requirements.

(A) *Location.* ~~WECS units shall be allowed by conditional use if listed as a conditional use in the underlying zoning district. Furthermore,~~ WECS units shall not be allowed in the Critical River, Wild and Scenic River, and Shoreland Overlay Districts, except for micro-scale WECS provided that it does not violate the maximum structure height of the overlay district.

(B) *Bulk standards.*

(1) *General requirements.* No part of the WECS, equipment, guyed wires, blades, or braces shall at any time extend across or over any part of the public right-of-way, public street, highway, sidewalk, or recreation trail.

(2) *Setback.* All small scale WECS and medium scale WECS units shall maintain a minimum setback of 1.5 times the height of the tower. In addition, WECS units in any residential district must maintain a minimum setback of 1,000 feet from any principal dwelling unit on adjacent parcels. Setbacks shall be measured from the center of the WECS tower to the nearest property line.

(3) *Height.* Height for any WECS shall be: ~~restricted by the definition of the WECS as listed in City Code section 117-1, definitions.~~

a. *WECS, small-scale.* A WECS with a height no greater than 50 feet tall, including the blade.

b. *WECS, medium-scale.* A WECS with a height between ~~101~~ 50 feet and 199 feet tall, including the blade.

c. *WECS, utility-scale.* A WECS with a height of 200 feet or greater, including the blade.

~~d. The city council may increase the height of a small-scale WECS up to an overall height of 100 feet if the applicant is able to demonstrate to the satisfaction of the city council that the surrounding topography, structures, vegetation, and other factors make the height limit for a complying WECS impractical.~~

e. A micro-scale WECS is limited to 25 feet taller than the structure to which it is mounted and can be no taller than the maximum building height of the underlying zoning district. ~~A variance, processed in accordance with section 117-53 (Variance procedures) is required for any micro-scale WECS proposed to be taller than these restrictions.~~

(4) *Blade clearance.* Any WECS blade shall maintain a minimum ground clearance of 30 feet.

(5) *Restricted climbing apparatus.* Any WECS tower shall be designed to have removable climbing apparatuses a minimum of 25 feet from the ground. All climbing apparatus within 25 feet of the ground must be removed when not being serviced.

(6) *Site location in residential districts.* A WECS may only be located in the rear yard in the residential districts. ~~The city council may approve a WECS in the front yard if the applicant is able to demonstrate setbacks would be unable to be met in the rear yard.~~

(C) *Design standards.* A proposed or modified WECS shall meet the following minimum design standards.

(1) *Tower design.* Any WECS shall be of a monopole design unless the city council determines that an alternative design is preferred in cases where structural or design considerations, neighborhood compatibility, or location availability is better suited with an alternate design.

(2) *Architectural design.* Any WECS shall be designed to blend into the surrounding environment through the use of color and design, except in instances where the color is dictated by federal or state authorities such as the Federal Aviation Administration.

a. Architectural design standards are subject to final city council approval.

b. The city council may deny a WECS if it determines the design standards are incompatible with the surrounding area.

(D) *Co-location requirements.* Whenever possible, the city encourages co-location of wireless telecommunication facilities on a WECS.

(E) *WECS Lighting.* Towers shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the Federal Aviation Administration or other federal or state authority for a particular tower, or if required by the city council for safety reasons. When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots, or similar areas may be attached to the tower.

(F) *Signs and advertising.* The use of any portion of a tower for signs other than warning or equipment information signs is prohibited.

(G) *Accessory utility buildings.* All utility buildings and structures accessory to a WECS shall be architecturally designed to blend in with the surrounding environment and shall meet the minimum setback requirements of the underlying zoning district. Ground mounted equipment shall be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects and complements the architectural character of the surrounding neighborhood, as determined by the city council.

(H) *Abandoned or unused WECS or portions of a WECS.* ~~Abandoned or unused WECS or portions of a WECS shall be removed as follows:~~

~~a.~~ All abandoned or unused WECS and associated facilities shall be removed within 12 months of the cessation of operations at the site unless a time extension is approved by the city council. A copy of the relevant portions of a signed lease which requires the applicant to remove the tower and associated facilities upon cessation of operations at the site shall be submitted at the time of application.

~~b. The replacement of portions of a WECS previously removed requires the issuance of a new conditional use permit.~~

332 Solar energy systems

In all districts, solar energy systems shall be permitted as an accessory use in accordance with the standards in this section.

(A) *Exemptions*. Passive or building-integrated solar energy systems are exempt from the requirements of this section and shall be regulated as any other building element.

(B) *Standards.*

(1) Wall-Mounted or Roof-Mounted Systems

a. Building-mounted solar energy systems ~~shall comply with all building setbacks in the applicable zoning district and~~ shall not extend beyond the perimeter of the building on which the system is mounted unless the mounting system has been explicitly engineered to safely extend beyond the edge.

b. Building-mounted solar energy systems shall be included ~~comply~~ with the maximum allowable building height for the applicable zoning district.

(2) Ground-Mounted Systems

a. Ground-mounted solar energy systems shall be located on any property such that the distance to the closest property boundary is at least equal to the height of the solar energy system at its maximum designed tilt.

b. In residential districts, front, side, and rear yard setbacks for ground-mounted solar energy systems shall be in accordance with accessory building setbacks.

c. In business districts, Ground-mounted solar energy systems may be permitted in any yard.

~~d. The height of ground-mounted solar energy systems at maximum designed tilt shall not exceed the distance from the nearest property boundary or the maximum allowable building height for the applicable zoning district, whichever is more restrictive.~~

~~f. In residential districts, the height of ground-mounted solar energy systems shall be in accordance with accessory building height limitations outlined in City Code section 117-349(d)(6).~~

d. *Glare.* The panels of ground mounted solar energy systems shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties or roadways.

e. Solar canopies over parking lots, loading areas, or outdoor storage areas are permitted to have the same setbacks as the parking lot, loading area, or outdoor storage area below.

~~d. *Easements.* Solar energy systems shall not encroach on public drainage, utility, roadway or trail easements.~~

(C) *Feeder lines.* The electrical collection system shall be placed underground within the interior of each property. The collection system may be placed overhead near substations or points of interconnection to the electric grid.

~~f. *Aesthetics.* All solar energy systems shall be designed to blend into the architecture of the building and to minimize glare toward vehicular traffic and adjacent properties to the extent possible without impacting the performance of the system.~~

(D) *Abandonment.* If a solar energy system remains non-functional or inoperative for a continuous period of one year, ~~the system shall be deemed to be abandoned and shall constitute a public nuisance.~~ the owner shall remove the abandoned system at their expense ~~after obtaining a demolition permit~~.

~~h. *Permits.* A permit(s) shall be obtained for any solar energy system in accordance with Minnesota State Building Code prior to installation.~~

~~1. Prior to the issuance of a permit for a ground mounted solar energy system in a residential district or on a property abutting a residential district, the permit applicant must provide an analysis demonstrating that the ground mounted system will not impact aesthetics of adjacent residential properties due to glare.~~

333 Ground source heat pump systems/Geothermal Systems

In all districts, ground source heat pump systems shall be permitted as an accessory use in accordance with the standards in this section.

(A) *System requirements.* Only closed loop ground source heat pump systems utilizing heat transfer fluids are permitted. Open loop ground source heat pump systems are not permitted.

(B) *Setbacks.*

(1) All components of ground source heat pump systems including pumps, borings, and loops shall be set back at least five feet from any property boundary.

(2) Above ground equipment associated with the ground source heat pump system shall meet all required accessory structure setbacks for the applicable zoning district.

(3) The loop field of a ground source heat pump system shall be no closer than five feet from the water main line.

~~(3) *Easements.* Ground source heat pump systems shall not encroach on any public drainage, utility, roadway or trail easement.~~

(C) *Abandonment.* If the ground source heat pump system remains non-functional or inoperative for a continuous period of one year, the ~~system shall be deemed to be abandoned and shall constitute a public nuisance. The~~ owner shall remove the abandoned system at their expense~~, after a demolition permit has been obtained, in accordance with applicable codes.~~

~~(5) Permits. A permit(s) shall be obtained for any ground source heat pump system in accordance with Minnesota State Building Code prior to installation.~~

334 Exterior Solid Fuel-Fired Heating Devices

(A) Exterior solid fuel-fired heating devices shall be located at least 75 feet from any property line and shall not be located in the front yard.

(B) The following materials shall not be used or burned in exterior solid fuel-fired heating devices: grass, leaves, oils, rubber, plastics, tires, railroad ties, construction debris, and painted or chemically treated materials such as treated lumber, composite shingles, tar paper, insulation composition board, sheetrock, wiring, paint, and hazardous and industrial solid waste.

335 Incinerators

Notwithstanding anything to the contrary in this chapter, no burning of solid waste, hazardous waste, medical waste, or special waste by use of an incinerator or hazardous waste incinerator shall be allowed within the city either as a permitted use or conditional use.

336 Electric Vehicle (EV) Charging Stations

(A) A property owner may install EV charging stations in a parking space in a parking lot or structure available to the public for free or for a fee.

(B) Parking spaces used for EV charging may be signed as restricted for electric vehicles.

(C) Parking spaces used for EV charging will count towards the overall required number of spaces listed elsewhere in this chapter.

340 Personal Use Heliports

(A) *General rule.* The use of any lot or outlot within the city for helicopter take-offs or landings, either on a regular, temporary, or occasional basis, shall require ~~a conditional~~ an interim use permit ~~(permit). Said permit shall be processed and enforced~~ in accordance with section 235.

(B) *Exceptions.* Operation of helicopters at unlicensed heliports shall be permitted under the following circumstances:

(1) Emergency landings;

(2) Landings or takeoffs of an aircraft of a governmental agency operating in its official capacity; or

(3) Landings or takeoffs which the city is pre-empted from regulating.

(C) *Heliport permits.*

(1) The interim use permit for a personal use heliport may be issued if the city council makes the following findings:

~~a. Noise levels comply with Minn. Rules ch. 7030.~~

b. That the aircraft operator is licensed to the extent required by FAA.

c. The use heliport is licensed by Mn/DOT office of aeronautics.

d. In the event the applicant for the permit does not own the property on which the heliport is proposed to be sited, the applicant must provide the city with evidence of written permission from the property owner to land or takeoff~~; for lands owned by the city, the written permission of the city council shall be required.~~

e. That persons or property will not be unduly endangered as a result of the landings or takeoffs. Among the factors to be considered are the location and size of the proposed landing/takeoff site, surrounding land uses and structures (such as buildings, power poles, signs, or fences), existing terrain and foliage, numbers of persons expected to be at or about the site, and flight paths to or from the site.

(2) If granted, the terms of the permit shall include but not be limited to the following items:

Requirement	Zoning Districts		
	Residential	Business	Industrial
Minimum lot size	3 acres	None	None
Minimum altitude over structures and people	500	500	500
Permitted takeoff/landing hours	8:00 a.m. — sunset	7:00 a.m. — sunset	24 hours a day
Frequency restriction on landings and takeoffs	2~~1~~/6 hours	2~~1~~/4 hours	None

(3) Liability insurance and liability indemnification. The permit holder shall secure and maintain insurance from an insurance company acceptable to the city and authorized to write casualty insurance in the State of Minnesota which will protect the permit holder, its agents and employees and the city from claims for bodily injury, death or property damage which may arise from the operations on the subject property. The permit holder shall file a certificate of insurance or a certified copy of the insurance policy with the city. Such insurance policy shall contain a clause providing that it shall not be cancelled by the insurance company without 30 days' written notice to the city of intention to cancel. The following coverage shall be provided in amounts not less than those specified for public liability, general liability, personal injury and property damage:

a. Injury or death of one person: $1,000,000.00.

b. Injury to more than one person in a single accident: $1,000,000.00.

c. Property damage: $1,000,000.00.

d. Total aggregate liability for all items: $1,000,000.00.

(4) The heliport will have adequate marking and signage to alert users of the property as to the location of the heliport and to delineate a safe distance from the heliport during helicopter operations.

(D) *Term of ~~conditional~~ interim use permit for personal use heliport.* ~~Conditional~~ Interim use permits for personal use heliports shall be temporary in nature and shall be granted to a designated person who either resides on the property or has written permission from the property owner to utilize the property for a heliport. Permits are not transferable from person to person or from address to address.

(E) *Termination of permit.* A permit shall terminate upon the occurrence of any of the following events, whichever occurs first:

(1) The expiration date stated in the permit, ~~if any;~~

~~(2) A violation of conditions and subsequent revocation of permit in accordance with procedures provided for in section 117-51 for revocation of conditional use permits; or~~

(3) Unless otherwise specified by the city council at the time it is authorized, a permit shall expire without further notice to the permittee if:

a. The use is not initiated within 12 months of the date of city council approval; or

b. The permit is discontinued for a continuous 12-month period; unless a written request for an extension of time has been received and approved by the city council prior to the expiration of the original permit.

350 Tree Preservation

Sections 350 through 354 pertain to tree preservation within the City of Ramsey.

351 Tree Preservation Purpose and Intent

(A) *Purpose.* The city council finds it is in the best interest of the city to protect, preserve, and enhance the natural environment by encouraging a resourceful and prudent approach to development and alteration of wooded areas. The city council also recognizes that some amount of tree loss is an inevitable consequence of the development process. The tree preservation regulations herein attempt to maintain a balance between one's rights to develop property with the needs and desires of the community to protect the natural environment. ~~The purpose of this division is to enhance the community and its citizenry, and not to be punitive or to cause hardship to any individual, private or public company.~~

(B) *Intent and Objectives.* The intent of this section is to ~~provide~~ support the preservation and protection of significant trees, or stands of trees, to promote the orderly development of such areas and minimize public and private losses. The following regulations address ~~relating to~~ the removal of trees associated with new development. The city council finds that the following objectives are important to achieve the purpose and intent of this division ~~in achieving these goals~~:

(1) To continue to seek recognition as a Tree City U.S.A. and to take all reasonable steps to promote planting and conservation of trees throughout the city;

~~(2) To promote good design in new areas and provide sensitive and compatible infill development in existing commercial areas;~~

~~(3) To control epidemic tree diseases and insect infestations which threaten the health of trees in the community;~~

~~(4) To provide regulations that ensure the placement of trees along the street right-of-way for the purpose of protecting against excessive noise, heat, and glare, and to enhance the attractiveness and value of property;~~

~~(5) To ensure that landscaping is an integral part of development, not an afterthought;~~

~~(6) To foster and support community forest programs and encourage good tree management; and~~

(2) To maintain and preserve the many benefits that trees provide including, but not limited to, the following:

a. *Character and aesthetics.*
1. Trees help buffer different or conflicting land uses ~~for the~~ by establishing visual screening and buffering noise, glare and heat abatement ~~in transitional zones~~;
2. Trees conserve and enhance the city's quality of life and ecological and aesthetic environment, especially its valuable and rural atmosphere; and
3. Trees provide important psychological benefits to the ~~persons~~ people within the city and neighborhoods.

b. *Wildlife habitat.* Trees are essential to maintain wildlife habitat within the city.

c. *Energy conservation.* Trees assist in the moderation of climate by providing shade, windbreaks, and the cooling of air; thereby reducing the requirements for air conditioning and heating and the subsequent utilization of energy resources.

d. *Improved Air and water quality.*
1. Trees aid in the filtering of stormwater as it passes through the soil to the groundwater;
2. Trees maintain permeable land areas essential to surface water management and aquifer recharge; and
3. Trees aid in the purification of the air through the removal of carbon dioxide, the generation of oxygen, and the precipitation of dust and other airborne pollutants.

e. *Socioeconomic.*
1. Trees enhance property values; and
2. Trees protect and preserve the unique identity and environment of the city and aid in the development of the economic base attracted to the city by such factors.

f. *Erosion and flood control.*
1. Trees aid in the stabilization of soil by the prevention of erosion and sedimentation; and
2. Trees reduce stormwater runoff and the costs associated therewith and aid in the replenishment of groundwater supplies.

g. Privacy and buffering. Preservation of existing trees helps maintain privacy and establishes a buffer between conflicting uses or varying residential densities.

~~(c) Creation of the Ramsey Tree Book. The intent is to provide a set of landscape design and maintenance principles that promote the use of appropriate plant materials, which do not require special attention and which require little supplemental water to grow properly.~~

~~(1) The Ramsey Tree Book will be available for reference and guidelines regarding principles for tree preservation in the city. The book is to be offered, upon request, to the citizens of the city as well as the development community and other interested parties. Copies will be available at city hall.~~

~~(2) The Ramsey Tree Book will also include lists of desirable and undesirable trees, shrubs, and natural vegetation for the city. The Ramsey Tree Book shall maintain an extensive list of recommended vegetation for planting. The intent is to maintain diversity in the total tree population within the city. The list of recommended species shall be updated periodically to reflect new developments or species that will affect the population of the community forest.~~

(C) *Administration.*

(1) The city shall administer and enforce the provisions of this division. The city is authorized to cause inspections on a scheduled basis when reason exists to believe that a violation of this division has been or is being committed.

(2) When the city determines a violation has occurred, the city's written evaluation of the deficiencies shall be considered prima facie evidence in any subsequent litigation

352 Landmark trees.

A landmark tree shall be any tree, public or private, that has been designated as such by the city council, after public hearing and due notice to the owner of the tree. The criteria of such designation shall include, but not necessarily be limited to, notable historical interest and value to the city because of its location or historical association with the community.

353 Public trees.

(A) *Authority.* The city shall have the right, but does not have the obligation, to plant, prune, maintain and remove trees, plants and shrubs within the public right-of-way of all streets, alleys, ~~avenues, lanes,~~ squares, parks, and public grounds, as may be necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such ~~public grounds~~ areas.

(B) *Removal of public trees.* No trees, brush, vines, shrubs and/or ground cover are to be removed by anyone, including adjacent landowners or agents of any landowner, from any city-owned land, greenways or access corridors from greenways without the written permission of the city.

(C) *Storage upon public land.* No person shall deposit, place, store, or maintain upon any public ~~place~~ land of the ~~municipality~~ city any stone, brick, sand, concrete, vehicles, equipment, toxins, animals, tree carving, or other materials which may impede the free passage of water, air, or fertilizer to the roots of any tree growing therein, except by written ~~permit~~ permission of the city.

~~(d) Signage. It shall be unlawful for any person, firm, or public utility to attach any sign, advertisement, political endorsement or notice to any public tree.~~

(D) *Operation of equipment.*

(1) All maintenance equipment, implements, machines and tools shall be used or operated in such a manner as not to damage or destroy any tree, shrub or plant in any public right-of-way or park.

(2) During the erection, repair, alteration or removal of any building, house or structure, in the city, any person, firm, or corporation in charge of such work shall protect any tree in any public place within the city in the vicinity of such building or structure with sufficient guards or protectors to prevent injury to such tree.

(E) *Notifying adjacent property owners of maintenance work.* An attempt ~~may~~ shall be made to inform adjacent property owners of maintenance work on trees and landscaping along boulevards, city property, and easements. This notification will be left with direct and adjacent property owners. Suitable precautions shall be taken to protect and warn the public that spraying is being done to public trees. Spraying will be done only if following an integrated pest management plan as exemplified under such topic within the state department of agriculture and be completed by a Minnesota Department of Agriculture licensed pesticide applicator.

~~(G) Adjacent landowners' limited responsibility. Trees planted along city property lines will be watered by those property owners adjacent to said trees. No one other than city employees or their designee may trim, prune, or remove public trees~~

354 Private trees in new development areas.

(A) *Requirements for a tree preservation plan.* Prior to any development, ~~land clearing, filling, or any other land alteration,~~ as described in subsection (B) of this section, a tree preservation plan shall be submitted to and approved by the city. ~~The developer shall be required to erect suitable protective barriers around all trees to be preserved and these protective structures, where required, shall remain until such time as they are authorized to be removed by the city or issuance of a final certificate of occupancy.~~

(B) *Tree preservation plan.* A tree preservation plan shall be submitted with preliminary plats and/or site plans, drawn to the same scale as the other preliminary plat or site plan submittals. ~~The~~

~~submitted tree preservation plan must include a buffer, if required, and landscape plan for the project.~~

(1) Residential and commercial development plans shall be designed to preserve native ~~natural~~ vegetation areas as much as possible. Streets, parcels, structures and parking areas shall be laid out to minimize the destruction of wooded areas or outstanding tree specimens. ~~Developers of land are encouraged to designate wooded areas as park reserves.~~

(2) The city may require either the clustering of dwellings or alternate locations of dwellings to preserve significant trees during the plat approval process.

(3) There shall be no movement, clearing, or storage of equipment within a designated tree protection zone nor shall any construction materials, debris, or soil/fill be stored or deposited within a designated tree protection zone. ~~The owner, developer, or agent shall not permit the placement of construction materials, debris, soil deposits, or fill; nor cause or permit disposal of waste materials such as paints, oils, solvents, asphalt, concrete, mortar or any other harmful material within the dripline of any protected tree area.~~

(C) *Plan specifications content.* The content of all tree preservation plans submitted shall be prepared and signed by a licensed surveyor or forester not more than two (2) years prior to submission to the city and shall~~, for purposes of city staff review,~~ include the following:

(1) The name(s), contact information (telephone number and email), and address(es) of applicant(s), property owner(s), developer(s), and/or builder(s);

(2) Delineation of all buildings, structures, and impervious surfaces situated thereon or proposed to be built thereon;

(3) Delineation of all areas located within a 100-year floodplain;

(4) Location, diameter, species, and condition of all significant trees on site in both graphic and tabular form. For the purposes of this division, significant trees shall include:

a. All species of oak that have a DBH of four inches or greater;

b. All coniferous species that have a DBH of four inches or greater; and

c. All other trees that have a DBH of eight inches or more;

(5) Identification of which significant trees are to be (1) preserved, (2) removed; and (3) exempt from the removal calculation per subsection (f) (3) of this section. This shall be in both graphic and tabular form;

(6) Tabulation of total significant tree inches on site;

(7) Calculation of total inches being removed on site excluding exempt significant tree inches;

(8) Calculation of total exempt significant tree inches and indication of why each significant tree is exempt;

(9) Calculation of removed significant tree inches (excluding exempt tree inches) divided by the total significant tree inches on site (excluding exempt tree inches);

(10) Proposed locations and details of tree protection fencing to be installed around trees being preserved;

~~(2) A tree survey overlay on the grading plan, which locates all significant trees within the developable areas of the site, identifying both diameter and species. Dead or diseased trees shall be included in the survey. All tree surveys for subdivisions involving the construction of roads or drainage conveyances shall be performed by an International Society of Arboriculture Certified Arborist or a Society of American Foresters Certified Forester. For the purposes of this division, significant trees shall include:~~

~~a. All species of oak that have a DBH of four inches or greater;~~

~~b. All evergreen species that have a DBH of four inches or greater; and~~

~~c. All other trees that have a DBH of eight inches or more;~~

~~(3) Existing soil conditions throughout the parcel; and~~

~~(4) Existing contour data for the entire property with vertical contour data consistent with city standards for all areas to be disturbed by proposed tree removal operations, extending for a distance of at least 50 feet beyond the limits of such areas. Indicated elevations may be based on United States Geological Survey data.~~

(D) *Tree ~~preservation barriers~~ protection measures.*

~~(1) All tree protection areas are recommended to be designated as such with "Tree Save Area" signs posted in addition to the required protective fencing. Signs requesting sub-contractor cooperation and compliance with tree protection standards are recommended for site entrances.~~

(1) Before any construction or grading takes place, snow fencing (polyethylene laminate safety netting) or erosion control fencing shall be placed at the dripline of significant trees ~~around the borders of woodlots at the dripline of large trees~~ to be preserved. ~~Signs shall be placed along this fence line prohibiting grading beyond the fence line.~~

~~(3) These fences will be orange polyethylene laminar safety fencing or of woven polyethylene fabric (silt fencing).~~

~~(4) Passive forms of tree protection may be utilized to delineate tree save areas outside of the MUSA line with approval of the city. These areas must be completely surrounded with continuous rope or flagging (heavy mil — minimum four inches wide). "Keep Out" or "Tree Save" signage must accompany all passive tree protection methods.~~

(2) No construction shall begin until this work has been completed, inspected, and accepted by the city.–The tree protection measures shall not be removed until the land disturbance and construction activities are complete.

(3) Silt barriers or similarly effective erosion control barriers shall be required in any area where erosion or siltation may cause damage to protected trees.

~~(7) All protective tree fencing, staking or continuous ribbon and all erosion control barriers must be installed prior to and maintained throughout the land disturbance and construction process, and should not be removed until acceptable vegetation is established.~~

~~(c) Critical root zone. The root system within the dripline is generally considered to be the critical root zone. To protect these critical root zones, a tree protection area shall be established around each tree or group of trees to be retained.~~

~~(1) The tree protection area shall include no less than the total area beneath the tree canopy as defined by the dripline of the tree or group of trees collectively.~~

(4) Wherein authorized excavations it becomes necessary to expose or cut roots more than one inch in diameter, it shall be the duty of the contractor to protect such root under advice from the city.

(5) All open trenching is prohibited. Utility installation within the dripline of protected trees, during construction or thereafter, can only occur using trenchless methods.

(6) The mowing, clearing, and grubbing of brush located within or under the dripline of protected trees may be allowed, provided such mowing, clearing, or grubbing is accomplished by hand or by mowers. The use of heavy equipment for this purpose shall not be allowed.

(E) *Removal threshold.*

(1) Within residential developments, ~~at least~~ no more than ~~40~~ 60 percent of the inches of existing significant tree DBH shall be ~~retained on site~~ removed.

(2) Within business and employment developments, ~~at least~~ no more than ~~30~~ 70 percent of the inches of existing significant tree DBH shall be ~~retained on site~~ removed.

(3) Significant trees removed for water quality treatment ponds, public trails and sidewalks, and arterial and collector streets as defined herein, or that are considered invasive species, are considered exempt from the removal threshold calculation.

(F) Reforestation/restitution requirement. If a development exceeds the removal threshold specified in (E) above, the developer shall either reforest areas within the site, pay restitution, or some combination thereof.

(1) For every one significant tree inch that is removed in excess of the removal threshold, the developer shall replant 1.25 inches (~~diameter~~ caliper) of new trees or provide the city with $125.00 in restitution.

~~(2) Significant trees removed for water quality treatment ponds, public trails and sidewalks, and arterial and collector streets, or that are considered invasive species, are exempt from the removal threshold calculation.~~

(G) Reforestation/restitution plan.

(1) If the total number of significant tree inches to be removed exceeds the removal threshold, the developer shall provide a reforestation plan ~~(can be included as part of landscaping plan, but must clearly identify those trees that are intended to satisfy the reforestation requirement)~~, or a calculation of restitution, or a combination thereof.

(2) A reforestation plan shall be prepared by a registered landscape architect or forester and shall comply with the following criteria:

a. The plan shall indicate the location and diameter (or height if coniferous; for each three (3) feet in height is equivalent to one (1) caliper inch) of all reforestation trees to be planted. This can be included on the landscape plan, but the reforestation calculation, trees, and inches, must be specified.

b. Size at the time of planting shall comply with the planting standards outlined in ~~the respective zoning~~ the applicable landscape standards for the respective zoning district.

c. No more than 25 percent of the reforestation trees ~~to be planted~~ shall be from any one species.

d. ~~Reforestation~~ Replacement trees ~~included~~ in the reforestation plan may count toward the trees required by the city's landscaping regulations. ~~base landscaping requirements trees required for landscaping purposes within the applicable zoning district.~~

e. Restitution, if applicable, shall be paid in cash to the city prior to the release of the final plat mylars for recording~~, or prior to approval of a minor subdivision,~~ or, if a plat was not required, prior to the issuance of a building permit subject to site plan review. Any restitution paid shall be deposited in the community reforestation fund and be used for reforestation efforts within the city.

(H) *Protection from disease and pestilence.* All clearing in oak stands shall be performed prior to April 15 or after July 15 of each season. Any development involving oak trees on or adjacent to the development area must submit a plan in conjunction with the preliminary plat that identifies what precautionary steps will be taken to protect the trees from oak wilt.

(I) *Encroachment.* If encroachment into a tree preservation area occurs that causes irreparable damage to a tree(s), the tree preservation plan shall be revised to compensate for the loss. Under no circumstance shall the developer be relieved of responsibility for compliance with the provisions of this division, nor shall planned revision activities prevent the city from instituting action for violation of this division.

~~(j) Planting requirements. All trees chosen shall be from the acceptable/preferred list (or have approval of the city) and native and/or adaptable to this region and climate as described in the Ramsey Tree Book. The quantity of the required plantings shall be in accordance with the performance standards established for the respective zoning district.~~

~~(1) Size of trees at planting. For all required plantings, deciduous trees shall be a minimum of one-inch caliper at time of planting and all evergreen trees shall be a minimum of five feet in height at time of planting. Specifications shall be determined by the American Nurseryman's Standards.~~

(2) Type of tree stock. For all required plantings, trees shall be free of insects, diseases, or mechanical injuries and have straight trunk and a form characteristic of the species.

(3) Spacing at time of planting. The spacing of new trees must be compatible with spatial site limitations and with the responsible consideration toward species size when mature as outlined in the Ramsey Tree Book.

(4) Planting standards. As outlined in the Ramsey Tree Book.

(5) Planting standard: Soil amendment. As outlined in the Ramsey Tree Book.

(6) Planting standards: Mulch. As outlined in the Ramsey Tree Book.

(7) Planting distance along rural section streets. Shall be at the right-of-way unless approved by the city.

(8) Planting distance from hydrants. Trees shall be planted a minimum of ten feet from hydrants.

(9) Vision clearance (sight triangle). Tree plantings should not be within the vision clearance triangle as defined in section 117-348

(10) Planting distance from utilities. Trees shall be planted a minimum of two feet from any joint utility trench whenever practicable.

Sec. 117-328. Hazardous and/or nuisance trees.

The city shall have the right to cause the removal of any dead or diseased trees on private property within the city, when such trees constitute a hazard to life or property, or harbor insects or disease which constitute a potential threat to other trees within the city. In the event of failure of owners to comply with such provisions, the city shall have the authority to remove such trees and charge the cost of removal to the property owner.

(1) Notice to take action. An order for a "Notice to Take Action" will be issued upon determination by the city, or its designee, that maintenance work requiring the pruning, preservation, or removal of trees or plants upon private property when such action is necessary to ensure public safety and/or to prevent the spread of disease or insects to public trees and places.

a. Such notice shall describe the kind of tree, shrub, or other plant or plant part which has been declared to be a public nuisance; its location on the property; and the reason for declaring it a nuisance.

b. Proper disposal procedures of wood, bark and debris from said nuisance shall be detailed in said notice. These disposal procedures shall be followed within the time provided in the notice.

c. The notice of violation shall state the specific violation and indicate whether immediate enforcement will be sought or if 30 days will be allowed to correct and remove the violation.

d. If the owner of the property to whom an order has been issued fails or refuses to take remedial action in accordance with and within the time specified in an order, the city or its designate shall cause the remedial action so ordered to be performed at the expense of the owner. Appeals shall be in accordance with section 117-55.

(2) Disease- or pest-infested trees. Any tree located within the city, which is determined by a certified arborist to be afflicted with any dangerous or infectious insect infestation or plant disease, may be declared a public nuisance. This shall include trees and shrubs harboring injurious insects or pathogens that may cause significant potential danger to the community forest.

a. The city or its designate may remove or cause or order to be removed, any tree or part thereof which is in an unsafe condition or which by reason of its nature is injurious to sewers, electric power lines, gas lines, water lines, or other public improvements, or is infected with Oak Wilt or Dutch Elm Disease.

~~b. An evaluation of "imminent danger" means that the hazard to the public is immediate. If the property owner cannot be contacted or refuses to remove the hazard, the city will initiate action immediately.~~

~~c. An evaluation of "potentially dangerous" means that a hazard to the public will exist in the near future. The property owner will be notified and should remove the future hazard as soon as possible.~~

~~Requirements of this division may be waived by the city for a project in which at least 75 percent of the land has already received a permit initiating clearing or grading activities prior to the effective date of the ordinance from which this division is derived.~~

~~(1) The provisions of this division are not intended to prohibit agriculture, silviculture, horticulture, or nursery operations within the city.~~

~~(2) The provisions of this division are intended to prevent the spread of disease or infestation of trees within the city. Authorization may be obtained to remove certain trees to prevent the transmission of disease or infestation and to alleviate potentially hazardous trees that may cause injury to persons or property.~~

370 Communications Towers

(A) *Purpose.* In order to accommodate the communication needs of residents and business while protecting the public health, safety, and general welfare of the community, the council finds that these regulations are necessary in order to:

(1) Facilitate the provision of wireless telecommunication services to the residents and businesses of the city;

(2) Minimize adverse visual effects of towers through careful design and siting standards;

(3) Avoid potential damage to adjacent properties from tower failure through structural standards and setback requirements; and

(4) Maximize the use of existing and approved towers and buildings to accommodate new wireless telecommunication antennas in order to reduce the number of towers needed to serve the community.

(B) *Towers in residential zoning districts.* Construction of towers to support commercial antennas that conform to all applicable provisions of this Code may be allowed only the following locations:

(1) Parcels within the Tower Overlay District as shown on the official zoning map.

(2) All ~~church~~ religious institution, government, school, utility, and institutional sites

(3) If the proposed tower is to be located within a residential district, documentation must be included in the application that demonstrates that the tower cannot be reasonably located within a commercial, industrial, or public/quasi-public zoning district.

(C) *Towers in COR and Mississippi River Corridor Critical Area Overlay Zoning Districts.* Construction of towers to support commercial antennas shall not be allowed in Town Center and Critical River Overlay Zoning Districts, except that antennas may be attached to existing structures provided the antenna does not extend more than 20 feet above the highest point of the structure or tower.

~~(D) *Towers in the H-1 Highway 10 Business District.* Construction of towers to support commercial antennas shall not be allowed in the H-1 Highway 10 Business District. Antennas may not be constructed on existing structures in the H-1 District.~~

(E) *Collocation requirements.* All commercial wireless telecommunication towers erected, constructed, or located within the city shall comply with the following requirements:

(1) A proposal for a new commercial wireless telecommunication service tower shall not be approved unless the city council finds that the telecommunications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or building within a one-mile search radius of the proposed tower due to one or more of the following reasons:

a. The planned equipment would exceed the structural capacity of the existing or approved tower or building, as documented by a qualified and licensed professional engineer, and the existing or approved tower cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost.

b. The planned equipment would cause interference materially impacting the usability of other existing or planned equipment at the tower or building as documented by a qualified professional and the interference cannot be prevented at a reasonable cost.

c. Existing or approved towers and buildings within the search radius cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a professional engineer.

d. In spite of its best efforts, within 60 days, the applicant was unable to obtain approval to collocate on an existing or approved tower or building.

e. Other reasons that make it impractical to locate the planned telecommunications equipment upon an existing or approved tower or building.

(2) Shared use of existing communications towers shall be preferred to the construction of a new tower. Any proposed commercial wireless telecommunication service tower shall be designed structurally, electrically, and in all respects, to accommodate both the applicant's antennas and comparable antennas for at least two additional users.

(G) *Tower construction requirements.* All towers erected, constructed, or located within the city, and all wiring therefor, shall comply with the requirements set forth in chapter 105.

(H) *Tower and antenna design requirements.* Proposed or modified towers and antennas shall meet the following design requirements:

(1) Towers and antennas shall be designed to blend into the surrounding environment through the use of color and design, except in instances where the color is dictated by federal or state authorities such as the Federal Aviation Administration. Tower architectural standards are subject to final city council approval.

(2) Commercial wireless telecommunication service towers shall be of a monopole design unless the city council determines that an alternative design is preferred in cases where structural or design considerations, neighborhood compatibility, location availability, or the number of potential collocations warrants this consideration.

(3) All towers must be designed so that the tower site and setbacks will contain guyed wires, debris, and the tower in the event of a collapse, except towers of monopole design.

(I) *Tower bulk standards.* Towers shall conform with each of the following requirements:

(1) No part of any communication antenna or tower, equipment, guyed wires, or braces shall at any time extend across or over any part of the public right-of-way, public street, highway, sidewalk, or recreation trail.

(2) In business and industrial zoning districts, towers shall meet the setbacks of the underlying zoning district with the exception of industrial zoning districts, where towers may encroach into the side or rear setback area, provided that the side or rear property line abuts another nonresidential zoned property and the tower does not encroach upon any easements. When adjacent to a residential district, the tower must meet the setback equal to the height of the tower plus ten feet or the setbacks of the underlying zoning district, whichever is greater.

(3) Towers constructed within the Tower Overlay and Public/Quasi-Public Zoning Districts shall maintain a minimum setback equal to the height of the tower plus ten feet from any lot line.

(4) Towers shall not be located between a principal structure and a public street, with the following exceptions:

a. In business zoning district, towers may be placed within a side yard abutting right-of way.

b. On sites adjacent to public streets on all sides, towers may be placed within a side yard abutting a local street.

(5) The setback shall be measured between the base of the tower located nearest the property line and the actual property line.

(6) A tower's setback may be reduced or its location in relation to a public street varied, at the sole discretion of the city council, to allow the integration of a tower into an existing or proposed structure such as a church steeple, light standard, power line support device, or similar structure.

(7) The height of a communication tower shall not exceed:

a. 100 feet in residential districts.

b. 199 feet in business districts, with no additional height allowances granted.

(8) Multi-user towers may exceed the height requirements as stated in this section by up to an additional 20 feet provided that two additional users, as stated in subsection (7) of this section, have collocated their antennas on the monopole structure. ~~A tower extension requires an amended conditional use permit.~~

(9) The city council may increase the height of a tower if the applicant is able to demonstrate to the satisfaction of the city council that the surrounding topography, structures, vegetation, and other factors make the height limit for a complying tower impractical.

(J) *Tower lighting.* Towers shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the Federal Aviation Administration or other federal or state authority for a particular tower, or if required by the city council for safety reasons. When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots, or similar areas may be attached to the tower.

(K) *Signs and advertising.* The use of any portion of a tower for signs other than warning or equipment information signs is prohibited.

(L) *Accessory utility buildings.* All utility buildings and structures accessory to a tower shall be architecturally designed to blend in with the surrounding environment and shall meet the minimum setback requirements of the underlying zoning district. Ground-mounted equipment shall be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects and complements the architectural character of the surrounding neighborhood, as determined by the city council.

(M) *Abandoned or unused towers or portions of towers.* Abandoned or unused towers or portions of towers shall be removed as follows:

(1) All abandoned or unused towers and associated facilities shall be removed within 12 months of the cessation of operations at the site unless a time extension is approved by the city council. A copy of the relevant portions of a signed lease which requires the applicant to remove the tower and associated facilities upon cessation of operations at the site shall be submitted at the time of application.

(2) Unused portions of towers above a manufactured connection shall be removed within 12 months of the time of antenna relocation. The replacement of portions of a tower previously removed requires the issuance of a new conditional use permit.

(N) *Antennas on roofs, walls and existing towers.*

(1) The placement of wireless telecommunication antennas on roofs, walls, and existing towers, utility poles and structures is permitted in any district, regardless of parcel size, provided the antenna does not extend more than 20 feet above the highest point of the structure or tower. The placement of wireless telecommunications antennas on roofs, walls, and existing towers or structures may be approved by the city engineer, provided the antennas meet the requirements of this Code, after submittal of a final site and building plan as specified by chapter 105, Buildings and Building Regulations, and a report prepared by a qualified and

licensed professional engineer indicating the existing structure or tower's suitability to accept the antenna, and the proposed method of affixing the antenna to the structure. Complete details of all fixtures and couplings, and the precise point of attachment shall be indicated.

(2) The replacement of an existing light pole or lighting standard in order to accommodate the placement of an antenna thereon shall be approved by issuance of a building permit based upon administrative review.

(O) *Interference with public safety telecommunications.* No new or existing telecommunications service shall interfere with public safety telecommunications, in accordance with the rules and regulations of the Federal Communications Commission. Before the introduction of new service or changes in existing service, telecommunication providers shall notify the city at least ten calendar days in advance of such changes and allow the city to monitor interference levels during the testing process.

(P) *Additional submittal requirements.* In addition to the information required elsewhere in this Code, development applications for towers shall include the following supplemental information:

(1) A report from a qualified and licensed professional engineer which:

a. Describes the tower height and design including a cross section and elevation;

b. Documents the height above grade for all potential mounting positions for collocated antennas and the minimum separation distances between antennas;

c. Describes the tower's capacity, including the number and type of antennas that it can accommodate; and

d. Includes other information necessary to evaluate the request.

(2) For all commercial wireless telecommunication service towers, a letter of intent committing the tower owner and ~~his~~ successors to allow the shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use.

(3) Before the issuance of a building permit, the following supplemental information shall be submitted:

a. Affirmation that the proposed tower will comply with any applicable regulations administered by the Federal Aviation Administration; and

b. A report from a qualified and licensed professional engineer which demonstrates the tower's compliance with the aforementioned structural and electrical (but not radio frequency) standards.

(Q) *Antennas designed for private reception of television and radio signals.* Private antennas designed for reception of television and reception and transmission of radio signals, including antennas (less than 60 feet in height if free standing and 15 feet in height if roof mounted) used for amateur or recreational purposes, provided they are not located in a front yard and do not infringe upon requirements of the Federal Aviation Administration, shall be exempt from the provisions of this section. Antennas that are intended to be 60 feet or more in height if free standing and 15 feet or more in height if roof-mounted shall require a conditional use permit from the city.

(R) *Existing antennas and towers.* Antennas and towers in existence as of July 14, 1997, which do not conform to or comply with this section ~~are subject to the following provisions:~~

~~(1) Towers~~ may continue in use for the purpose now used and as now existing but may not be replaced or materially altered without complying in all respects with this section.

400 Residential Districts

410 Residential Districts Established and Purpose

The following residential districts (UR, RR, R-1A, R-1B, R-1C, R-2, and R-3) are hereby established according their purpose and the intent of the Comprehensive Plan. Collectively, these districts are herein this chapter called “residential districts.” For zoning districts expected to be served by municipal sanitary

sewer and water (R-1A, R-1B, R-1C, R-2, and R-3), these districts are herein collectively called "urbanized districts."

411 UR – Urban Reserve District

(A) *Purpose*. The intent of this district is to preserve areas where municipal urban services are planned, as shown on the approved Comprehensive Plan, but not yet available or when significant infrastructure is planned, but not yet funded and constructed. The large minimum lot area will retain these lands in their natural state or as agricultural uses until sanitary sewer, water, streets, and other public infrastructure is available and new development occurs. This will allow orderly development to occur. The purpose of this district is to provide a holding zone until a landowner/developer makes application for development, at which time the City may rezone the affected property consistent with its designation in the Comprehensive Plan, provided that the development does not result in the premature extension of public utilities, facilities, and services.

(B) Application – This district shall be applied to properties within the MUSA as shown on the current Comprehensive Plan where sanitary sewer and water infrastructure is not currently available. The City Council shall consider the Comprehensive Plan's Staging Plan when rezoning property to one of the urbanized districts.

412 RR – Rural Residential District

(A) *Purpose*. The intent of this district is to accommodate single-family dwelling units outside of the Metropolitan Urban Service Area at a maximum gross density of one unit per 2.5 acres. All lots located within the rural residential district are intended be served with individual septic systems and wells.

(B) Application – This district shall be applied to properties outside the MUSA as shown on the current Comprehensive Plan guided Rural Developing where municipal sanitary sewer and water infrastructure is not planned.

413 R-1A –Single-Family Residential District

(A) *Purpose*. The purpose of this urbanized district is to accommodate single-family dwelling units on suitable land and shall be serviced by sanitary sewer and municipal water.

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

414 R-1B—Single-Family Residential District

(A) *Purpose*. The purpose of this urbanized district is to accommodate single-family dwelling units on suitable land and shall be serviced by sanitary sewer and municipal water.

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

415 R-1C—Single-Family Residential District

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

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

415 R-2—Medium Density Residential District

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

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

416 R-3—High Density Residential District

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

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

420 Uses

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

421 Principal Uses

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

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

Use	UR	RR	R-1A	R-1B	R-1C	R-2	R-3	Additional Standards (Section)
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	425
Religious Institutions	P	P	P	P	P	P	P	425

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 the noted section. 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	R-1A	R-1B	R-1C	R-2	R-3	Additional Standards (Section)
Accessory Dwelling Units (ADU), Attached	P	P	P	NP	NP	P	P	425
Accessory Dwelling Units (ADU), Detached	P	P	P	NP	NP	NP	NP	425
Accessory Structures, garages, carports, sheds, etc.	P	P	P	P	P	P	P	
Commercial Dog Kennels	C	C	NP	NP	NP	NP	NP	Ch. 10
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	C	C	NP	NP	NP	NP	P	350
Community Amenity Buildings	P	P	P	P	P	P	P	
Decks and Patios	P	P	P	P	P	P	P	
Ground source heat pump systems	P	P	P	P	P	P	P	333
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	
Personal Use Heliports	P	P	NP	NP	NP	NP	NP	340
Private Recreation Equipment	P	P	P	P	P	P	P	
Solar Energy Systems	P	P	P	P	P	P	P	332
Swimming Pools, Sport Courts, Tennis, etc.	P	P	P	P	P	P	P	
Wind Energy Conversion Systems (WECS) (micro-scale)	P	P	P	P	P	P	P	331
Wind Energy Conversion Systems (WECS) (small-scale)	P	P	P	P	P	P	P	331
Wind Energy Conversion Systems (WECS) (medium-scale)	P	P	NP	NP	NP	NP	NP	331
~~Two-Story Accessory Building~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	

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	R-1A	R-1B	R-1C	R-2	R-3	Additional Standards (section)
Construction Trailers/Field Offices	P	P	P	P	P	P	P	307
Model Homes	NP	P	P	P	P	P	P	425
Outdoor storage of snow removal equipment, temporary salt/sand shed *October 15-April 15*	P	P	NP	NP	NP	P	P	
Game Fair *August*	NP	C	NP	NP	NP	NP	NP	
Temporary Portable Storage Containers *30-days*	P	P	P	P	P	P	P	425
Temporary Real Estate Offices	NP	NP	P	P	P	P	P	425

Temporary Heath Care Dwellings	NP	NP	NP	NP	NP	NP	NP	426

425 Performance Standards

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

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

(1) Number. No more than one ADU shall be allowed per one existing single-family residential property.

(2) Owner occupancy. The principal dwelling or the ADU must be owner-occupied.

(3) Accessory buildings. The ADU must comply with all other accessory building requirements set forth in this section.

(4) Architecture. The exterior finish of the ADU must match that of the principal structure.

(5) Maximum size. The maximum size of an ADU cannot exceed 800 square feet of habitable space. If in the Shoreland Overlay, the maximum site of a detached ADU cannot exceed 700 square feet.

(6) Home occupations. The ADU cannot be used for any portion of a Level-II home occupation.

(7) Setbacks. The detached ADU setbacks must meet the setback requirements for a principal dwelling ~~in the R-1 residential zoning district.~~

(8) Minimum lot size. Detached ADU's are allowed on properties with a minimum of one acre in size.

(9) Attached ADU's are allowed on properties with a minimum of 80-foot lot width.

(10) Height. The detached ADU may not exceed a height of 22 feet, or the height of the principal structure, whichever is less.

(11) Address. The ADU must retain the same address as the principal structure.

(12) Parking. Additional parking for the ADU is not required if off-street parking requirements for the principal structure are met.

(12) ~~Regulations. An accessory dwelling unit must comply with all other city, local, regional, state, and federal regulations.~~

(13) Utilities. Accessory dwelling units must share utilities with the principal structure.

(14) Foundation. Accessory dwelling units must have a permanent foundation.

(15) ~~Certificate of occupancy. Accessory dwelling units must have a certificate of occupancy and a building permit.~~

(15) Ownership. Accessory dwelling units may not be sold separately from the primary residence, and cannot be created with a new tax parcel.

~~(16) Garage conversion. ADU's are permitted above existing lawful detached garages. A conditional use permit (CUP) is required for the conversion of a lawful, nonconforming garage to an ADU. Exterior finish updates and additional landscaping or screening may be required from the city as a condition.~~

(17) In multi-family, assisted living, memory care, or nursing home structures, ADUs as one-bedroom guest suites are permitted at the rate of one ADU per 50 apartment units and shall not count towards density calculations.

(18) ADUs in the Shoreland Overlay District are limited to 700 square feet and 15 feet in height.

(B) Home Occupations. Home occupations shall be allowed to exist in the residential zoning districts in accordance with certain criteria established to protect the peace, quiet, and domestic tranquility in all residential neighborhoods within the city, and in order to guarantee all residents freedom from excessive noise, excessive traffic, nuisance, fire hazard and other possible effects of said home

occupation uses. It is the intent of this section that the property owner shall have a vested interest in the business, as the city does not desire to create business incubators for lease within the residential districts.

(1) *Intent*. Home occupations shall be allowed to exist in the residential zoning districts in accordance with certain criteria established to protect the peace, quiet, and domestic tranquility in all residential neighborhoods. It is the intent of this section that the property owner shall have a vested interest in the business, as the city does not desire to create business incubators for lease within the residential districts.

(2) *Use table*. The following use table lists allowed and prohibited uses for home-based businesses.

Allowed Uses	*Prohibited Uses*
Artists and musicians	Ammunition manufacturing
Bed and breakfast establishments	Automotive repair, maintenance, body shops, operations involving internal combustion engines
Beauticians or barber shops	Dance studios
Crafts	Dispatch or transportation centers (individuals or materials)
Dressmaking, tailoring, sewing, or alterations	Escort or sexually oriented businesses
Firearm sales and repair	Flea markets
Food preparation under the Cottage Food exemption	Impound yards or salvage yards
Home offices	Motor vehicle sales or vehicle storage
Instructional classes with no more than four pupils	Palm-reading, or fortune-telling
Manufacturing and welding	Restaurants, bars, breweries
Photography studio	Retail sales (in-person)
Retail sales (online or mail delivery)	Sales or storage yards
Uses determined by the Zoning Administrator to be similar in character to the allowed business uses and comply with all general provisions	Storage of motor vehicles, or tow yards
	Tanning salons
	Tattoo parlors
	Trash haulers
	Uses involving hazardous materials or activities
	Uses that adversely affect governmental facilities or infrastructure
	Uses that adversely affect environmental features
	Uses determined by the Zoning Administrator that do not meet the intent of a home occupation

(3) General provisions.

a. *Permit*. A home occupation will not be required to obtain a Home Occupation Permit if it:

1. Is an allowed business use as outlined in subsection (2);
2. Meets all general provisions outlined in subsection (3); and
3. Does not meet the criteria necessitating a Home Occupation Permit outlined in subsection (4).

b. *Ownership.* Home occupation operations are restricted to the property where the owner of the home occupation resides and has title or holds rental lease.

c. *Number.* No more than one business is allowed per residential property.

d. *Employees*. One employee that is not a resident of the dwelling is allowed.

e. *Principal structure*. All business operations must be internal to the dwelling, and entrance to the home occupation shall be gained from within the principal structure. No home occupation activity shall be allowed within a detached accessory building or garage without a Home Occupation Permit.

f. *Size*. The area of the home occupation cannot exceed the allowable square footage amounts for the applicable lot size established the table in Section 450.

g. *Parking space reserved*. At least 400 square feet of indoor garage/parking space reserved for personal vehicles or equipment, in either attached or detached garage space.

h. *Signage*. A sign not exceeding two square feet in size may be displayed if affixed flat against the wall of either the dwelling or accessory building where the home occupation is being conducted. The sign shall be non-illuminated and shall not have dynamic display capabilities.

i. *Exterior*. There shall be no other exterior evidence of the existence of a home occupation, including outdoor storage of materials or commercial vehicles.

j. *Vehicles and on-site parking*. One passenger vehicle associated with the business is allowed. The number of persons permitted on the site at any given time shall be limited so as not to create a parking demand in excess of that which can be accommodated on driveway(s) and/or parking pads on the site of the home occupation.

k. *Deliveries*. The occupation cannot be serviced by deliveries from vehicles with a gross vehicle weight exceeding 20,000 pounds.

l. *Nuisance prevention*. The business must not create noise, odors, vibration, smoke, air pollution, liquid or solid wastes, heat, glare, dust, or other adverse influences shall be permitted that will in any way have an objectionable effect upon adjacent or nearby property. In order to guarantee that a home occupation, once authorized, will not become a nuisance to the neighbors or otherwise violate these regulations, the city staff or city council may impose reasonable conditions necessary to protect the public health, safety, and welfare of residents of the city.

m. *Non-conforming uses*. Any existing home occupation that is discontinued for a period of more than thirty days, or is in violation of the provisions, under which it was initially established, shall be brought into conformity with the provisions of this Ordinance.

(4) Standards for home occupations that require a home occupation permit.

a. *Allowed Use*. The home occupation must be an allowed use from the list in subsection (2).

b. *Employees*. A maximum of two non-resident employees is allowed.

c. *Vehicle*. Outside parking of two commercial vehicles used for business transportation.

d. *Accessory Structure*. Use of an accessory structure is allowed, but cannot exceed 800 square feet of the structure space.

(C) Licensed Residential Facilities – Licensed residential facilities are limited to six residents per dwelling unit. This requirement applies to unlicensed supportive living facilities.

(D) Model Homes, Temporary Real Estate Offices, and Construction Trailers/Field Offices. This section allows for the provision of model homes, temporary real estate offices, and temporary construction trailers/field offices in new residential subdivisions or development without adversely affecting the

character of surrounding residential neighborhoods and properties or creating a general nuisance. As these uses represent a unique temporary commercial use, special consideration must be given to the peculiar problems associated with them and special standards must be applied to ensure reasonable compatibility with their surrounding environment. All model homes, temporary real estate offices, and construction trailers/field offices must comply with the following special requirements:

(1) Temporary parking facilities shall be provided for model homes, temporary real estate offices, and construction trailers/field offices. At least four parking spaces must be provided. The overall design, drainage, and surfacing of the temporary parking facility shall be subject to the approval of the zoning administrator.

(2) The model home or temporary real estate office are permitted only until all the other lots in the subdivision have active building permits. Construction trailers/field offices are permitted until all buildings within the project have a certificate of occupancy.

(3) The applicant for a model home may be required to submit a cash bond to guarantee the conversion of the model home to living space in a timely manner if alterations to the site have occurred such as the provision of paved parking, removal of lighting, and similar uses. Such conversion includes, but is not limited to, the provision of landscaping, turf restoration and the removal of parking lots, signage, and lighting.

(4) At no time may a model home, temporary real estate office, or construction trailer/field office be used as ~~a residence~~ living quarters.

(E) Multiple Family Dwellings. Multiple family dwelling buildings intended for general occupancy (excluding Senior Living) shall have the following requirements:

(1) Unit types. All buildings shall have a mix of three or more different unit types. In no case shall a building be comprised of more than 60 percent one-bedroom units and no more than 20 percent efficiency or studio units.

(2) Controlled access entry systems are required for all multiple family dwelling buildings including accesses between enclosed parking and the rest of the building.

(F) Patios and Decks

(1) Side and rear setbacks – 5 feet.

(2) Front setback – 10 feet less than the front yard setback for principal structures in each zoning district.

(G) Principal structures within the Urban Reserve District constructed after the adoption date of this chapter:

(1) All principal structures shall be orientated in such a way where access can be modified from an existing arterial or collector roadway to a new local street anticipated with any future subdivision on the property.

(2) All structures shall be designed for eventual connection to City services.

(H) Religious Institutions.

(1) In any residential district, a religious institution must be located along an arterial roadway or at the intersection of two collector roadways as defined by the Existing Functional Classification map in the Comprehensive Plan. Vehicular access to the site must be from either the collector or arterial roadway or a designated frontage road.

(2) Dwelling Units. Dwelling units are allowed as an accessory use as a residence for clergy, staff, or mission of the institution.

(I) *Temporary portable storage containers.*

(1) One temporary portable storage container is allowed per dwelling unit for a maximum of 30 consecutive days in a calendar year, unless in conjunction with an active building permit.

(2) The storage container must be located on the driveway of the dwelling unit it is serving. An alternate location may be approved by the Zoning Administrator.

426 Temporary Health Care Dwellings

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

430 Bulk Standards

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

	UR	RR	R-1A	R-1B	R-1C	R-2	R-3
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	60 feet	60 feet	45 feet	45 feet	35 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	35 percent	35 percent	35 percent	35 percent	50 percent
Maximum Impervious Coverage	10 percent	20 percent	40 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	20 feet	20 feet	20 feet	20 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
Setback from wetlands	16.5 feet	16.5 feet	16.5 feet	16.5 feet	16.5 feet	16.5 feet	16.5 feet

(B) Maximum Setback – All principal structures on lots zoned R-1A, R-1B, and R-1C shall be constructed no greater than 10 feet more than the minimum setback for the respective districts, except where adjacent structures existing as of July 1, 2002, have a different setback from that required herein, the front yard setback shall conform to the prevailing setback of adjacent structures. If adjacent structures have different setbacks from one another, the minimum front yard shall be the average of the two adjacent structures.

~~(C) Flag Lots – The use of flag lots is limited to the RR district and should be kept to a minimum where there is no other reasonable way to subdivide property. If so created, the portion of the property containing the driveway shall be no less than 20 feet in width. Minimum lot area shall be calculated excluding the portion of the property containing the driveway.~~

(C) For lots in the R-2 district created for attached or detached townhomes, the lot area equivalent shall be calculated as an average of the areas of the privately-owned lots and any association-maintained common areas.

(D) Accessibility ramps are exempt from the front yard setback requirements of each district.

(E) Density/Use Transitioning and Buffering – Add 35 feet to the minimum lot depth or width and to the principal structure setback (side or rear) to accommodate screening requirements found in Section 475 when:

(1) Adjacent to an RR-, B-, or I-zoned property; or

(2) When an R-2- or R-3-zoned property is adjacent to an RR-, R-1A-, R-1B-, or R-1C-zoned property;

(3) Adjacent to a P-zoned property.

450 Accessory Structures

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

(A) Height.

(1) Urbanized Districts: The height of a detached accessory buildings shall not exceed the height of the principal structure or ~~22~~ 24 feet, whichever is less. The height of an attached accessory structure shall not exceed the height of the principal structure.

(2) Rural Residential or Urban Reserve District: The height of a detached accessory buildings shall not exceed the height of the principal structure or 24 feet, whichever is less. The height of an attached accessory structure shall not exceed the height of the principal structure. If a detached structure is in the rear yard, the height of the accessory structure cannot exceed 30 feet.

(B) Architectural Requirements. The exterior materials used on the detached accessory buildings must generally match those of the principal building on the subject property including same or similar colors, soffit, fascia and eave overhang.

(C) Setbacks

(1) Side and Rear Setbacks – 5 feet.

(2) Front Setback and side adjacent to right-of-way – no closer to the street than the edge of the principal structure.

(3) Exception: detached accessory building may be located in front of the principal building while maintaining setbacks for principal structures in that zoning district when:

a. On RR lots two acres or greater in area, or

b. When located riparian lots in the wild and scenic, critical area, or shoreland overlay districts.

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

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

460 Residential Parking Standards

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

(B) Required Quantity of Parking Spaces. For uses not listed below, a parking justification report shall be submitted to the zoning administrator explaining the anticipated parking needs based on the number of residents, employees, customers, and visitors.

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

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

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

(4) Religious Institutions as required in Section 560.

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

(1) *Number of items.*

a. Six items ~~allows~~ are allowed for outdoor storage and parking on parcels less than one ~~two~~ acre~~s~~ in size.
b. Eight items are allowed for outdoor storage and parking on parcels between one and 1.99 acres in size.
c. ~~Eight~~ Ten items are allowed for outdoor storage and parking on parcels between two and 4.99 acres in size.
d. ~~Ten~~ Twelve items are allowed for outdoor storage and parking on parcels five acres or greater in size.
e. Items stored or parked separate from other items shall count as one item each; multiple items stored or parked on a trailer, for instance, count as one item. (Example: two snowmobiles and an empty trailer on the ground are three items; two snowmobiles on a trailer are one item).
f. Items that will count towards the number restriction include, but are not limited to, the following examples: trailers, motor vehicles, recreational vehicles, campers, boats, canoes, snowmobiles, jet-skis, all-terrain vehicles, go-carts, motocross bikes, motorcycles, fish houses, ~~and other recreational equipment~~, bobcats, skid steers, and self-propelled vehicles.
g. Exceptions: Items that will not count towards the number restriction include those items typically seen as accessory to a residential use, up to four each. Examples would be lawnmowers, garden tractors and attachments, bicycles, wheelbarrows, play structures, stepladders, and other items used for routine home and lawn maintenance.
~~g. Increase in the number of items will be allowed through an administrative zoning permit at the discretion of the zoning administrator if the applicant can demonstrate a higher number of drivers, topographical issues on the lot or other practical difficulties.~~

(2) *Location and setbacks.*
a. On all residential parcels:
1. Motor vehicles stored or parked in a side or rear yard shall maintain a setback of at least five feet from the edge of the parking surface to the lot line(s).
2. Equipment parked or stored in the side yard shall maintain a setback of at least five feet from the edge of the parking surface to the lot line(s).
3. Equipment parked or stored in the rear yard shall maintain a setback of at least five feet from the lot line(s).

(3) *Surfacing.*
a. Inside the metropolitan urban service area (MUSA).
1. Currently licensed and operable motor vehicles, the primary purpose of which is for private transportation or recreational use may be parked:
(i) In the front yard if on a driveway.
(ii) In the side or rear yard provided it is parked on a residential parking surface that consists of either bituminous pavement or concrete.
2. Equipment, for which the primary purpose is private or personal/recreational use may be parked:
(i) In the front yard if on a driveway.
(ii) In the side yard on a residential parking surface of either bituminous pavement or concrete.
(iii) In the rear yard on an unimproved surface.
b. Outside the metropolitan urban service area (MUSA).
1. Currently licensed and operable motor vehicles, the primary purpose of which is for private transportation or recreational use may be parked:
(i) In the front yard if on a driveway.
(ii) In the side or rear yard provided it is parked on a residential parking surface that consists of either bituminous pavement, concrete, or prepared gravel/Class V of at

least two inches in depth that is applied to the entire area beneath the motor vehicle and extending 12 inches around the perimeter of the motor vehicle.

2. Equipment, for which the primary purpose is private or personal/recreational use may be parked:
   (i) In the front yard if on a driveway.
   (ii) In the side yard on a residential parking surface of bituminous pavement, concrete, or Class V of at least two inches in depth, that is applied to the entire area beneath the equipment and extending 12 inches around the perimeter of the equipment.
   (iii) In the rear yard on an unimproved surface.

c. An alternative surface, such as pervious pavement, may be considered with appropriate base and approval of the zoning administrator.

~~(4) Residents shall be allowed to have one unlicensed, inoperable motor vehicle that may be stored outdoors This motor vehicle shall not be permitted to be stored in the front yard or driveway. This motor vehicle must be stored in the side or rear yard on a prepared surface and must be completely screened from adjacent properties and right-of-way. This motor vehicle shall still be subject to the city's public nuisance regulations.~~

(4) The material for the prepared parking surface must be at least two inches in depth~~. It is reiterated that City Code requires the surface to be applied~~ under the entire motor vehicle or equipment and extend 12 inches beyond the perimeter of the motor vehicle or equipment.

(5) At no time shall a motor vehicle or equipment be parked such that any portion of the motor vehicle or equipment extends into a sidewalk or trail~~, as these are considered public rights-of-way.~~

(C) Commercial use motor vehicles and equipment may be parked outside for short-term periods, defined as eight hours or less in one 24-hour period, or for longer periods under the following conditions:

(1) *Inside the MUSA:*

a. Said items shall be screened to a degree of 75 percent at ground level view from the public right-of-way and adjacent properties.

b. Said items shall be parked only in the side or rear yard of the subject property and said items shall be parked on a residential parking surface that consists of bituminous pavement or concrete.

c. Commercial use motor vehicles and equipment intended to be parked outside that cannot meet criteria established in subsections (C)(1)a. and b. above, but can provide for alternatives to same, shall be required to obtain an interim use permit or home occupation permit, where applicable.

d. Commercial use motor vehicles and equipment shall count towards the total number of allowable items that may be stored outside as defined in this section.

(2) *Outside the MUSA:*

a. Said items shall be screened to a degree of 50 percent at ground level view from the public right-of-way and adjacent properties.

b. Said items shall be parked only in the side or rear yard of the subject property and said items shall be parked on a residential parking surface that consists of bituminous pavement, concrete, or Class V with a minimum of a two-inch base.

c. Commercial use motor vehicles and equipment intended to be parked outside that cannot meet criteria established in subsection (C)(2)a. and b. above, but can provide for alternatives to same, shall be required to obtain an interim use permit or home occupation permit, where applicable.

d. Commercial use motor vehicles and equipment shall count towards the total number of allowable items that may be stored outside as defined in this section.

(D) Active agricultural motor vehicles and equipment necessary to sustain agricultural uses are allowed and not required to be parked on a prepared surface nor screened.

(E) Private and/or commercial use motor vehicles and equipment shall not be parked on a parcel unless said personal property is owned or leased by a person residing on the parcel, or owned or leased by the employer of a person residing on the parcel. The Minnesota Department of Motor Vehicles registration records shall be used to determine the owner of registered vehicles and/or equipment and said owner's address.

462 Game Fair Parking Overlay District

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

463 Residential Driveways

(A) When Required.

(1) A driveway shall be required for all attached accessory buildings with a doorway opening meeting or exceeding eight feet wide by seven feet tall.

(2) If a detached accessory building serves as the primary garage, a driveway shall be installed.

(B) Surface Materials

(1) Urbanized districts: driveway materials shall consist of concrete, bituminous, or driveway-rated pavers for a continuous hard surface.

(2) Rural Residential or Urban Reserve Districts: driveway materials shall consist of concrete, bituminous, driveway-rated pavers, or a minimum two-inch Class-V gravel.

(C) Driveways shall be setback at least five feet from interior side or rear property lines.

(D) Driveway widths shall not exceed 30 feet at the street, through the public right-of-way, and the first five feet of the adjacent yard to the right-of-way where the driveway is accessing.

(E) No more than 50 percent of a front yard may be covered by a driveway.

465 Residential Waste Management

(A) Outdoor waste receptacles serving single- and two-family dwellings and licensed residential facilities must be ~~in either the rear or the side yard~~ placed against the structure ~~and must be screened from public view and adjacent lots~~.

(B) Waste receptacles serving townhomes, multi-family, or non-residential uses must be located within an interior trash room, a garage, or an exterior waste enclosure designed of masonry construction and opaque gates compatible with the building's architecture.

(C) Exception: waste receptacles may be placed outside of these regulations from 5:00 pm the night before collection and the day of collection.

470 Residential Landscaping Standards

(A) *Intent.* The City of Ramsey recognizes the advantages that landscaping and screening can provide, including enhanced health, safety, aesthetic, ecological and economic value. The intent of this section is to:

(1) Enhance the quality of life within the city;

(2) Enhance aesthetic view of development(s) from public roads;

(3) Maintain and enhance property values;

(4) Aid in both physical and mental human health;

(5) Improve air quality and buffer against noise, glare, and heat;

(6) Reduce the potential for crime and violence;
(7) Improve energy efficiency;
(8) Add visual interest to blank building facades and soften appearance of hardscaping and buildings with accent plantings;
(9) Complement adjacent land uses;
(10) Improve the visual quality and continuity within and between developments;
(11) Reduce storm water runoff;
(12) Encourage the establishment and/or restoration of native landscapes.

(B) *Goals and objectives.* Landscaping for any project is intended to achieve the following goals and objectives:
(1) Provide immediate aesthetic enhancements to a development site while also taking into account space and input needs of plantings well into the future;
(2) Encourage a healthy environment and landscape in the future;
(3) Ensure a diverse mixture of species to protect against future pests and pathogens;
(4) Encourage native landscapes in suitable locations with appropriate management plans.

(C) *Landscaping requirements.*
(1) *Topsoil and ground cover.* All exposed ground areas, including boulevards and areas not devoted to off-street parking, driveways, sidewalks, trails, patios or other such impervious improvements, shall be landscaped with turf, shrubs, trees, native grasses and wildflowers and/or other ornamental landscape materials within six months of the date of issuance of the certificate of occupancy.
a. *Topsoil.* In all zoning districts, a minimum of four inches of topsoil~~, as defined in section 117-1,~~ shall be applied across all exposed ground areas to the edge of improved streets, sidewalks, driveways and other impervious surfaces, excluding natural areas that are left undisturbed, whenever a building permit is issued for the construction of a principal building.
~~1. The depth of topsoil at the time of inspection shall be not less than four inches.~~
~~2.~~ Alternatives to the import of topsoil, such as compost or other soil amendments known to improve soil water holding capacity may be permitted, but only with the prior approval of the city engineer.
b. *Required ground cover.* In all urbanized zoning districts ~~except R-1,~~ all portions of a site not covered by structures, concrete, or asphalt, but excluding natural areas that are left undisturbed, shall be finished with sod and plantings, up to the edge of improved streets and other impervious surfaces in adjacent rights-of way. Any alternative to the sod requirement shall require City Council approval.
~~1. In the R-1 Residential District, sod is required in all boulevards, excluding those areas devoted to sidewalks, trails and driveways.~~
~~2.~~ The remainder of a yard may be established with sod, seed, natural ground cover and/or native grasses and wildflowers. ~~Noxious weeds do not constitute allowable ground cover.~~
(2) *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:
a. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).
b. One or more water efficient technologies. This could include, but is not limited to, WaterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.
(3) *Existing trees.* A reasonable attempt shall be made to preserve as many existing trees as is practicable and incorporate them into a development. For each healthy significant tree retained on site and not identified on the city's list of prohibited trees, one overstory tree, or

the equivalent canopy square footage, can be deducted from the minimum planting requirements.

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

(5) *Planting requirements for the R-1A, R-1B, R-1C, and RR districts.*

Zoning District	Planting Type	Minimum Number Required	Size
R-1A, R-1B	Overstory Deciduous and/or Coniferous trees	2 trees per dwelling, planted in the boulevard (or front yard depending on available space)	1 inch caliper - deciduous 5 foot height - conifer
R-1C	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 R-1C district, alternative planting locations, such as the backyard or common areas, will be considered if there is not sufficient space in the boulevard due to other improvements such as driveways, streetlights, hydrants, etc.

(6) *Planting requirements for the R-2 and R-3 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 for preferred species or 0.50 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

475 Screening

(1) Rooftop HVAC and other mechanical units must be screened from views from the property lines using the following means:
   a. Proper placement on the roof.
   b. An integrated screen panel that is architecturally compatible with the building.
   c. Parapet heights sufficient for screening the views.

(2) Ground-mounted HVAC and other mechanical units for all structures other than single-family, two-family, and townhomes must be screened from views from the property lines using the following means:
   a. Privacy fencing
   b. An integrated screen panel that is architecturally compatible with the building.
   c. Landscaped berms.

(3) Density/Use Buffering and Transitioning. Within the additional lot depth/width area described in Section 430, the following options are required when different residential uses abut each other or residential uses abut an existing or planned non-residential use.
   a. A continuous six-foot privacy fence with 2-inch caliper overstory trees planted every 20 feet, roughly evenly spaced.
   b. A vegetative buffer containing four 2-inch caliper overstory, four 6-foot evergreen, and four 1.5-inch understory trees planted per 100 feet of property boundary on both sides of a berm with a maximum slope of 4:1.
   c. If this area is used for storm water management, both sides of the basin shall be lined with 2-inch caliper overstory trees at the rate of one tree per 20 feet, roughly evenly spaced and large shrubs at the rate of one per three feet. The side of the basin closest to a non-residential use shall add one 6-foot evergreen tree per 40 feet, roughly evenly spaced.
   d. Other options may be approved by the City Council based on site and adjacent site conditions and existing vegetation.

480 Residential Architectural Design Standards

(A) *Single-Family Homes, Two-Family Structures Exterior building materials.* The type of building materials used on exterior walls on all structures ~~in the R-1 Residential District~~ shall be face brick; natural stone; stucco; aluminum, steel, ~~or~~ vinyl siding; wood; ~~masonite products~~ or other compatible residential materials ~~that may be approved by the city~~.

(B) *Townhomes, Rowhomes, Multi-Family Buildings.* The purpose of this section is to encourage the development of high-quality, diverse multiple-dwelling structures in the city while permitting flexibility in the development process.

(1) General standards. The requirements in this section apply to the front facades of all multiple-dwelling structures, as defined under permitted uses in this section.
   a. The type of building materials used on exterior walls of all townhomes, rowhomes, and multi-family structures ~~in the R-3 Residential District~~ shall be face brick; natural stone; stucco; aluminum, steel, or vinyl siding; wood; ~~masonite products~~; or other compatible residential materials that may be approved by the city council. Exterior Insulation and Finish Systems (EIFS) material is prohibited. The front exterior building finish of multiple-family buildings shall consist of a minimum of 35 percent face brick, natural stone, or stucco

(excluding window and door area in the calculation). This requirement shall also apply to the side of a building when it faces a public street.

b. Multiple-dwelling developments that face county highways, state highways, or MSA roads shall vary structure orientation.

c. A minimum of three colors shall be used for each multiple-dwelling building. Elements that may count towards this requirement include siding, trim, doors, and garage doors. A color palette shall be included as a part of the building elevation submittal at the time of development review.

d. All multiple-dwelling structures shall include at least two of the following architectural elements:

1. Articulated/cantilevered facade.
2. Dormers.
3. Articulated roofline.
4. Projected or inset windows.
5. Balconies, porches, or decks.
6. ~~Window treatments, such as shutters and window boxes.~~
7. ~~—~~Other elements as approved by the city council.

~~b. The 35 percent masonry requirement (under subsection (e)(8)a.1 of this section) may be waived in whole or in part based on inclusion of one or more of the following criteria:~~

~~1. Two additional architectural elements from the list in subsection (e)(8)a.4 of this section are included.~~

~~2. Two additional colors are included in the overall color palette, for a total of five colors.~~

~~3. Decorative sidewalks (brick, stone inlays, etc.).~~

~~4. Other aesthetic enhancements deemed to be appropriate by the city council.~~

(C) Accessory buildings. Exterior building materials for detached accessory buildings ~~not addressed by Minnesota State Building Code~~ shall be generally consistent with the exterior finish of the principal building and finished with ~~hardboard lap siding,~~ vinyl lap siding, aluminum or metal lap siding, architectural metal panels, textured wood (painted), and/or masonry. Prefabricated molded plastic storage sheds shall be permissible.

485 Residential Fences

(A) *Height.* Fencing or walls (except retaining walls) located in the ~~required~~ front yard ~~setback~~ shall not exceed four feet in height ~~except for "ornamental fences" as defined in section 117-1~~. Fencing or walls located in the side or rear yard shall not exceed eight feet in height. ~~A zoning permit is required for all fences that are not addressed by the Minnesota State Building Code.~~

(B) *Materials and construction.* Fences shall be constructed in a workmanlike manner and of substantial material reasonably suited for its intended purpose. Fencing material shall consist only of wood, chain link, wrought iron, maintenance free vinyl, aluminum, or steel. Any other material must be approved by the zoning administrator prior to installation.

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

(2) Chain link fences shall be constructed such that no barbed ends shall be at the top.

(3) Fence framing must face inward on the fence owner's lot.

(4) Chain link fencing for multi-family, townhome, or non-residential uses must be black or brown vinyl coated.

(C) Agricultural uses.

(1) Fences may be constructed of barbless wire or have the capability to carry an electric charge to accommodate agricultural activities and the raising of livestock and animals as defined by Chapter 10, Animals. Lots of record as of July 1, 2002, within the MUSA that are currently used for agricultural activities or the raising of livestock and animals also qualify under this provision.

(2) Electric fences must be set back a minimum of three feet from property lines and must be posted as being electric. Electric fences are only allowed in conjunction with an agricultural use in the RR or UR districts.

~~(3) A sketch drawing shall be submitted to the city showing the proposed location of an electric fence.~~

(D) *Location.* Fencing must be located ~~100 percent~~ on the fence owner's lot and it is the responsibility of the fence owner to accurately locate property boundaries.

(1) For corner lots, no fence shall be located within the vision clearance triangle ~~as described in section 117-348.~~

~~(2) The zoning administrator may require the owner of the property upon which a fence will be constructed to establish the boundary lines of the property by a survey thereof to be made by any registered land surveyor.~~

500 Business Districts

510 Districts Established and Purpose

The following businesses districts (B-1, B-2, B-3, I-1, and I-2) are hereby established according their purpose and the intent of the Comprehensive Plan. Collectively, these five districts are herein this chapter called “business districts.” The I-1 and I-2 districts are collectively called “industrial districts.”

511 B-1 Neighborhood Business District

(A) Purpose. This district is intended to provide a district which encourages compact walkable centers for office, retail sales, and personal services that connect to and serve the adjacent neighborhoods and to preserve and protect the general character of the adjacent areas.

(B) Application – This district shall be applied to properties guided Commercial as shown on the current Comprehensive Plan.

512 B-2 Community Business District

(A) Purpose. This district is intended to provide a district for the development of community-scale office, retail sales, restaurant, and services functional for both pedestrians and automobiles.

(B) Application – This district shall be applied to properties guided Commercial as shown on the current Comprehensive Plan.

513 B-3 Regional Business District

(A) Purpose. This district is intended to provide for large-scale commercial development, including retail, entertainment, restaurant, and other complementary commercial uses. The district is intended to provide a commercial environment that is functional for both pedestrians and automobiles serving the community and region.

(B) Application – This district shall be applied to properties guided Commercial as shown on the current Comprehensive Plan.

514 I-1 Light Industrial District

(A) Purpose. This district is intended to provide areas in which to locate businesses that enhance the city's tax base, have a large employee base, involve manufacturing, warehousing, distribution, office uses, and other accessory retail and service uses offered on site with minimal outdoor storage. This district also accommodates large users such as indoor recreational complexes.

(B) Application – This district shall be applied to properties guided Business Park as shown on the current Comprehensive Plan.

515 I-2 General Industrial District

(A) Purpose. This district is designed to provide a district for intense manufacturing, warehousing, distribution, and industrial uses due to the characteristics of the use of the property, and/or have an extensive amount of outdoor processing and/or outdoor storage.

(B) Application – This district shall be applied to properties guided Business Park as shown on the current Comprehensive Plan.

520 Uses

The following sections establish listings of the permitted, conditional, principal, accessory, and temporary uses for the business zoning districts (B-1, B-2, B-3, I-1, I-2). The uses have been allocated to the individual districts to allow reasonable use of properties in a manner that is compatible with the Comprehensive Plan, the purpose of each business zoning district, and the overall purpose of this chapter. Whenever in any zoning district a use is neither specifically permitted or denied, the use shall be considered prohibited.

521 Principal Uses

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

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

Use	B-1	B-2	B-3	I-1	I-2	Additional Standards (Section)
Adult Uses – Principal	NP	NP	C	NP	NP	525
Animal Service Business and Veterinary Clinics	P	P	P	P	P	
Asphalt and Concrete Plants	NP	NP	NP	NP	C	
Assembly Halls, Banquet Halls, or Conference Centers	NP	C	C	C	NP	
Banks	P	P	P	P	NP	
Breweries and Distilleries	NP	P	P	P	P	525
Car Washes and Detailing Services	NP	C	C	C	NP	
Commercial Recreation, Indoor	NP	C	C	C	NP	525
Commercial Recreation, Outdoor	NP	C	C	NP	NP	525
Communications Towers	C	C	C	C	C	370
Crematoriums	NP	NP	NP	P	P	525
Data Centers	NP	NP	NP	P	P	
Daycare Centers	P	P	NP	NP	NP	
Digital Billboards	NP	C	C	C	C	117
Distribution Facility	NP	NP	NP	NP	P	
Equipment, tool, and party supply rental business	NP	NP	C	C	C	
Fitness Centers	P	P	P	P	NP	525
Funeral Homes	P	P	P	NP	NP	525
Motor Fuel Station, CNG Fuel Sales	NP	C	C	C	C	525
Governmental or Public Facility or Utility	P	P	P	P	P	
Hotels	NP	P	P	NP	NP	

Manufacturing, Assembly, Production, Research and Testing Labs, and the like	NP	NP	NP	P	P	
Medical and Dental Offices and Clinics	P	P	P	P	NP	
Motor Vehicle Repair	NP	C	C	C	C	525
Motor Vehicle Sales and Showrooms and Rental	NP	NP	C	C	C	525
Multiple Principal Structures on one Parcel	C	C	C	C	C	
Offices and Professional Services	P	P	P	P	P	
Personal Services	P	P	P	P	P	
Post-Secondary Educational Facility	NP	P	P	P	P	
Private Clubs or Lodges	C	C	C	NP	NP	
Religious Institutions	P	P	P	NP	NP	525
Restaurants and Brewpubs	P	P	P	P	P	
Retail landscape nurseries, garden centers	NP	C	C	NP	C	525
Retail Sales and Showrooms	P	P	P	P	P	
Self-Storage Facility	NP	C	C	NP	C	525
Theaters, Movie Theaters	NP	P	P	NP	NP	
Vehicle Impound Yards, Auto Salvage Yards, Tow Yards, Vehicle Wrecking Yard	NP	NP	NP	NP	NP	
Warehousing	NP	NP	NP	P	P	
Wholesale Sales	NP	NP	NP	P	P	

522 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 the noted sections. 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

Accessory Use	B-1	B-2	B-3	I-1	I-2	Additional Standards (Section)
Accessory Dwelling Units (ADU)	C	C	C	NP	NP	525
Accessory Storage Buildings and Garages	P	P	P	P	P	560
Adult Uses – Accessory	NP	P	P	NP	NP	525
Commercial Recreation, Outdoor	NP	C	C	C	C	525
Crematoriums	NP	P	P	P	P	525
Drive-Thrus	NP	C	C	C	C	
Electric Vehicle Charging Stations	P	P	P	P	P	525
Ground source heat pump systems	P	P	P	P	P	333
Mobile Food Units	P	P	P	P	P	525, Ch. 26
Motor Fuel Stations, CNG Stations	NP	NP	NP	P	P	525
Motor Vehicle accessory installation	NP	P	P	P	P	
Outdoor Animal Runs	NP	C	C	C	P	525
Outdoor Dining Areas	P	P	P	P	P	326
Outdoor Displays	P	P	P	NP	P	525
Outdoor Sales	C	C	C	NP	NP	525
Outdoor Storage	NP	NP	C	C	C	525
Outdoor Vehicle and Equipment Storage	NP	NP	NP	P	P	525
Parking Lots and Structures	P	P	P	P	P	560
Retail Sales and Showrooms	P	P	P	P	P	
Solar Energy Systems	P	P	P	P	P	332
Taprooms and Cocktail Rooms	NP	P	P	P	P	525

Vehicle sales inventory and display lots	NP	NP	C	NP	NP	525
Wind Energy Conversion Systems (WECS) (micro-scale)	P	P	P	P	P	331
Wind Energy Conversion Systems (WECS) (small-scale)	P	P	P	P	P	331
Wind Energy Conversion Systems (WECS) (medium-scale)	P	P	P	P	P	331

523 Temporary/Seasonal Uses

The following uses are considered temporary in nature and accessory to an established business use listed in Section 521. If a date range is given, that use is only allowed during that time period. Additional performance standards for the uses are found in the noted section.

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

Use	B-1	B-2	B-3	I-1	I-2	Additional Standards (Section)
Construction Trailers/Field Offices	P	P	P	P	P	306
Outdoor retail sales of Christmas trees, wreaths, and the like *November 1 – December 31.*	P	P	P	NP	NP	525
Outdoor retail sales of fireworks *June 15-July 15*	P	P	P	NP	NP	525
Outdoor storage of snow removal equipment, temporary salt/sand shed/container *October 15-April 15*	P	P	P	P	P	525
Outdoor retail sales of plants, flowers, and the like *May 1 – July 31.*	C	C	C	C	C	525
Seasonal outdoor storage of marine boats *September 1 through May 31*	NP	NP	C	C	C	
Transient Merchants, Licensed	P	P	P	P	P	Ch 26

525 Performance Standards

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

(A) Accessory dwelling units (ADU) in conjunction with certain business uses. Such business types include, but are not limited to, funeral homes or animal service businesses with boarding. Attached accessory dwelling units are permitted with the following requirements:

(1) Number. No more than two ADUs shall be allowed per business property.

(2) Occupancy. At least one resident of each ADU must be an employee of the business where the ADU is located and it is a part of the employee's job duties to be on-site for extended or overnight hours. The unit cannot solely be rented to someone unaffiliated with the business.

(3) Maximum size. The maximum size of an ADU cannot exceed 800 square feet of habitable space.

(4) Address. The ADU must retain the same address as the principal structure.

(5) Utilities. Accessory dwelling units must share utilities with the principal structure.

(6) Ownership. Accessory dwelling units may not be sold separately from the primary business, and cannot be created with a new tax parcel.

(7) The ADU is subject to rental licensing requirements of City Code.

(B) Adult Uses

(1) *Purpose.* The nature of adult uses is such that they are recognized as having adverse secondary characteristics, particularly when they are accessible to minors and located near residential property or related residential uses such as schools, day care centers, libraries or parks. Furthermore, the concentration of adult uses has an adverse effect upon the use and enjoyment of adjacent areas. The nature of adult uses requires that they not be allowed within certain zoning districts, or within minimum distances from each other or residential uses. Special regulation of adult uses is necessary to ensure that the adverse secondary effects would not contribute or enhance criminal activity in the area of such uses nor will it contribute to the blighting or downgrading of the surrounding property and lessening of its value.

(2) *Generally.* Adult uses as defined in this chapter shall be subject to the following general provisions:

a. Activities classified as obscene are not permitted and are prohibited.

b. Adult uses, either principal or accessory, shall be prohibited from locating in any building that is also utilized for residential purposes.

c. Adult uses, either principal or accessory, shall be prohibited from locating in any place that is also used to dispense or consume alcoholic beverages.

d. An adult use that does not qualify as an accessory use pursuant to subsection (d)(1) of this section, shall be classified as an adult use - principal.

(3) *Adult uses - principal.*

a. Adult use - principal shall be located at least 1,000 radial feet, as measured in a straight line from the closest point of the property line of the building upon which the adult use - principal is located to the property line of:

1. Residentially zoned property;
2. A licensed day care center;
3. A public or private educational facility classified as an elementary, junior high or senior high;
4. A public library;
5. A public park;
6. Another adult use - principal;
7. An on-sale liquor establishment; or
8. Any religious organization.

b. No adult use - principal shall be located in the same building or upon the same property as another adult use - principal. This limitation does not apply to any business or establishment that contains more than one adult use - principal as of December 16, 1990; any such business or establishment that is required to terminate its location pursuant to this section is not prohibited from operating the same adult uses - principal that were in existence as of December 16, 1990, at any new location in the city where adult uses - principal are otherwise lawful under this Code.

c. Adult use - principal shall adhere to the following signing regulations.

1. Sign messages shall be generic in nature and shall only identify the type of business that is being conducted.
2. Sign messages shall not contain material classified as advertising.
3. Signs shall comply with the requirements of size and number for the district in which they are located.

d. Adult use - principal shall be limited to 7:00 a.m. to 12:00 midnight for its hours of operation. A differing time schedule may be approved by the zoning administrator,

subject to council appeal, if it can be satisfactorily demonstrated by the operator to the city that extended operational hours will:

1. Not adversely impact or affect uses or activities within 1,000 feet.
2. Will not result in increased policing and related service calls.
3. Is critical to the operation of the business.

(4) *Adult uses - accessory.*

a. Adult use - accessory shall:

1. Comprise no more than ten percent of the floor area of the establishment in which it is located.
2. Comprise no more than 20 percent of the gross receipts of the entire business operation.
3. Not involve or include any activity except the sale or rental of merchandise.

b. Adult use - accessory shall be restricted from and prohibit access to minors by the physical separation of such items from areas of general public access:

1. *Movie rentals.* Display areas shall be restricted from general view and shall be located within a separate room, the access of which is in clear view and under the control of the persons responsible for the operation.
2. *Magazines.* Publications classified or qualifying as adult uses shall not be physically accessible to minors and shall be covered with a wrapper or other means to prevent display of any material other than the publication title.
3. *Other use.* Adult uses - accessory not specifically cited shall comply with the intent of this section subject to the approval of the zoning administrator.

c. Adult use - accessory shall be prohibited from both internal and external advertising and signing of adult materials and products.

(5) *Nonconforming adult use - principal or accessory.* Adult uses which are classified as legal nonconforming uses may continue in accordance with the provisions of this chapter, except that any such nonconforming use shall be terminated and become illegal on and after January 31, 1992. To the extent possible, the city shall attempt to identify all such uses which become classified as nonconforming under the provisions of this subdivision and shall notify the property owners and operators of such uses in writing of the change in status and the terms and conditions which apply. The owner of any property on which an adult use is located may apply to the council for an extension of the termination date. Any such application shall be in writing and be received by the city no later than December 31, 1991. Failure to submit a timely extension application shall constitute a waiver of the right to request an extension. The council may grant such an extension if upon the council's determination, the applicant demonstrates that the amortization period is an unreasonable burden upon the business and does not allow adequate time to recover a reasonable return upon the business investment. The applicant shall have the burden of proof to demonstrate hardship with the established termination date and also the time required for an extension. In making its decision, the council may consider any factor relevant to the issue, including but not limited to:

a. The degree or magnitude of threat to the public health, safety and general welfare posed by the secondary impacts of the operation.
b. The length of time that the adult use has been operating.
c. The ease by which the property could be converted to a conforming use.
d. The nature and character of the surrounding neighborhood.
e. The value and condition of the improvements on the property.
f. The amount of the applicant's investment in the business.
g. The amount of investment already realized.
h. The cost of relocating the adult use.

(C) Breweries and Distilleries

(1) In B2 and B3 districts, production is limited to 15,000 barrels per year and must be accompanied by a taproom/cocktail room.

(2) In I1 and I2, there is no production limit.

(D) Commercial Indoor Recreation

(1) In B1 district, the indoor space is limited to 2,000 square feet.

(2) Indoor Shooting Ranges:

(a) All firearms not in use in firing range lanes/stalls shall be unloaded and properly cased at all times in accordance with Minnesota laws.

(b) Controlled access to the shooting range shall be maintained at all times.

(c) Any weapons stored overnight on the premises shall be properly secured, per direction from the police chief.

(E) Commercial Outdoor Recreation

(1) As an accessory use, it must be in conjunction with a brewery and taproom, restaurant, brewpub use.

(F) Drive-Thrus

(1) All stacking space for vehicles shall be off-street and shall be constructed to size that will accommodate at least five vehicles. More stacking may be required if reasonable for the proposed use.

(2) Drive-thurs, menu boards, ordering equipment, and stacking queues shall be screened from view nor audible of abutting residential districts.

(3) Ordering equipment must not be audible from adjacent properties or rights-of-way.

(4) A bypass lane is required.

(5) Screening shall be provided of automobile headlights in the drive-thru lane to windows and doors of adjacent uses. Such screen shall be at least three feet in height at installation and fully opaque, consisting of a wall, fence, dense vegetation, berm or grade change.

(G) Fitness Centers.

(1) In the B1 districts, a fitness center use is limited to 2,000 square feet

(2) In B2, B3, and I1 districts, there is no area limit.

(H) Funeral Homes and Crematoriums.

(1) In the B1 district, a crematorium is not permitted.

(2) In the B2 and B3 districts, a crematorium must be accompanied by a funeral home.

(3) In the I1 and I2 districts, a funeral home is not permitted, though a crematorium as a primary use is allowed as a permitted use.

(I) Mobile Food Units. A mobile food unit is considered an accessory use to an established business use with the following requirements:

(1) The owner/operator of the mobile food unit shall have written permission of the current property owner to locate in a designated area.

(2) The owner/operator of the mobile food unit must keep a copy of the mobile food unit license with the unit and demonstrate compliance with the license set forth in Chapter 26 upon inspection.

(3) The area(s) designated for the mobile food unit and accessory outdoor seating may not block sidewalks, walkways, impede pedestrian or vehicular traffic, or interfere with public safety.

(4) Mobile food unit locations are limited to private property located in a COR, Business, or Industrial District as listed in this chapter.

(5) Mobile food units shall be located on an established parking area or on an asphalt or concrete surface.

(6) The owner/operator must provide waste receptacles for customer use and keep the site in a neat and orderly fashion, free from litter, refuse, debris, junk, or other waste which results in offensive odors or unsightly conditions.

(7) Temporary freestanding signage is permitted in the form of up to two "A" frame or sandwich boards not to exceed six square feet per side. The signs must be placed within 10 feet of the mobile food unit. Flags and banners attached directly to the mobile food unit are permitted.

(8) Mobile food units must vacate the property between 11:00 pm and 8:00 am the following day.

(A) *Exception*. A mobile food unit may remain in place overnight in conjunction with a multi-day special event permit.

(9) Deviations from the standards above may be considered with a special event permit.

(J) Motor Fuel Stations, CNG Fuel Stations.

(1) Adequate space shall be provided to access gas pumps and allow maneuverability around the pumps

(2) Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations do not conflict with circulation, access and other activities on the site.

(3) Fuel pumps shall be installed on pump islands with canopies. Canopies shall maintain a 20-foot setback from property lines as measured from the edge of the canopy.

(4) As an accessory use, fueling areas and canopies must be located to the rear or side of the principal structure.

(K) Motor Vehicle Repair. The following standards are required for operating a motor vehicle repair business.

(1) All repair operations must be conducted inside a building.

(2) All vehicles must be properly licensed.

(3) Parking of any vehicle is prohibited on an adjacent public roadway.

(4) Visibly damaged vehicles parked outdoors must be screened.

(5) No vehicle dealer's license may be issued for the property.

(L) Motor Vehicle Sales/Vehicle sales inventory and display lots and vehicle showrooms. The following are standards for motor vehicle sales (includes RVs, trailers, campers, golf carts, farm implements, construction equipment, and the like):

(1) In I1 and I2 districts, sales and inventory must be located indoors only. No outdoor displays or parking of sales vehicles are permitted.

(2) The building on the property must occupy at least ten (10) percent of the buildable site.

(3) A minimum lot area of two (2) buildable acres is required.

(4) Only one state-licensed business entity is allowed per property.

(5) State wholesale and lessor licenses may be considered office uses provided no vehicles are located on site.

(6) Vehicle sales inventory and display lots must follow the same design requirements as a parking lot found in Section 560. All vehicle parking spaces must have direct access to a drive aisle.

(M) Outdoor Animal Runs

(1) Outdoor animal runs are only allowed as an accessory use in conjunction with an animal service business.

(2) In the I1 district, the runs must not be located closer to the street than the front façade of the building.

(3) The area of the outdoor animal run must not exceed 20 percent of the building or tenant area the animal service business is occupying.

(N) Outdoor Storage, Sales, and Display; Seasonal Outdoor Storage or Sales

(1) Outdoor storage, Sales, and Display site requirements for each of the districts in which it is an allowed use:

	B-1	B-2	B-3	I-1	I-2
Allows outdoor display	Yes	Yes	Yes	No	Yes
Allows outdoor sales	Yes	Yes	Yes	No	No
Allows outdoor storage	No	No	Yes	Yes	Yes
Minimum lot area to allow outdoor storage	N/A	N/A	1 acre	5 acres	No minimum
Area limit (total of sales, display, and storage)	5% building footprint	10% building footprint	30% building footprint	30% of building footprint	50% of parcel
Location Restriction	Front or side of building; within 6 feet of the building	Front or side of building	Front, side, or rear of building	Side and rear of building	No Restriction
Setback from rights-of-way	10 feet	10 feet	20 feet	20 feet	20 feet
Setback from side or rear property line (internal)	5 feet	5 feet	5 feet	5 feet	5 feet
Setback from Residential Use	35 feet	35 feet	35 feet	50 feet	50 feet
Surface Material	Pavement	Pavement	Pavement	Pavement	Pavement or dustless
Outdoor storage screening required	N/A	N/A	Yes	Yes	Yes

(2) Outdoor storage areas must not take up required parking spaces, drive aisles, landscaped areas, or loading areas.

(3) Storage areas must not be used for junk or debris and shall comply with chapter 30 of the Ramsey City Code entitled Public Nuisances.

(4) With the exception of seasonal sales of fireworks and seasonal sales of Christmas trees, wreaths, and the like, all items sold, displayed, and stored outdoors must be directly related to the business operation inside the building on site.

(5) The seasonal outdoor retail sales uses listed in Section 523 may be located on any side of the building.

(6) Seasonal outdoor storage of snow removal equipment and temporary salt/sand sheds/containers must be located to the side or rear of the building and screened from public rights-of-way.

(7) Outdoor storage of shipping containers:

a. In all business districts: used as a temporary use in conjunction with an active building permit.

b. In industrial districts: used as an interim use.

(8) Outdoor vehicle and equipment storage for vehicles and equipment that are for use on-site must follow these requirements. Vehicles intended for off-site use is considered parking.

(O) Retail Landscape Nurseries/Garden Centers

(1) Plants, trees, shrubs, and other vegetation available for sale outdoors is exempt from the outdoor storage, sales, and display regulations in this section, other than setbacks from property lines and rights-of-way.

(2) All plants, trees, shrubs, and other vegetation available for sale must be in pots or containers.

(P) Self Storage Facility

(1) In B2, the rental spaces within the principal structure must be internally-accessed and climate-controlled.

(2) Multiple buildings on the same property are considered permitted. The architectural design of all buildings must be coordinated.

(Q) Taprooms and Cocktail Rooms – Must be in conjunction with a brewery or distillery.

530 Bulk Standards

(A) The following bulk standards are required for all properties and buildings in business districts unless regulated elsewhere in this chapter:

	B-1	B-2	B-3	I-1	I-2
Lot Area	0.5 acre	0.5 acre	0.75 acre	0.75 acre	1 acre
Lot Width	100 feet	100 feet	100 feet	200 feet	200 feet
Lot Depth	150 feet	150 feet	150 feet	150 feet	150 feet
Building Height Maximum	35 feet	40 feet	50 feet	65 feet	65 feet
Minimum Building Footprint	N/A	N/A	2,000 sqft	5,000 sqft	5,000 sqft
Maximum Building Footprint *(combined of all structures)*	35%	35%	40%	50%	50%
Maximum Impervious Coverage	75%	80%	85%	80%	85%
Front Setback	20 feet	20 feet	20 feet	20 feet	20 feet
Side Setback (interior)	10 feet	10 feet	10 feet	20 feet	20 feet
Side Setback (to right-of-way)	20 feet	20 feet	20 feet	20 feet	20 feet
Rear Setback (interior)	35 feet	35 feet	35 feet	25 feet	25 feet
Rear Setback (to right-of-way)	20 feet	20 feet	20 feet	20 feet	20 feet
Setback to a residential district	60 feet	60 feet	60 feet	80 feet	80 feet
Setbacks to wetlands	16.5 feet	16.5 feet	16.5 feet	16.5 feet	16.5 feet

(B) Zero-Lot-Line Standards. The side and rear setback requirements in the above table may become zero feet in the following situations:

(1) Along a property line abutting a railroad right-of-way.

(2) In a shopping center or coordinated development where two or more buildings are abutting and parking or other site improvements are shared.

550 Accessory Structures

Accessory structures on business properties must be incidental and subordinate to the principal use on the site. Following are standards for accessory structures on business properties:

(A) Structure design. All exterior materials must be compatible and coordinated with the principal structure and permanent in design.
(B) Location. All accessory buildings must be located to the side or rear of the front façade of the principal structure, with the exception of gas station canopies.
(C) Setbacks. All accessory structures must be set back at least 10 feet from side and rear property lines.
(D) Size. The total area of accessory structures is limited to 10 percent of the footprint of the principle structure, except for gas station canopies which have no limitation.
(E) Quantity. No more than one structure per five acres of lot area is permitted.
(F) Prohibited Structure Designs include membrane tents and shipping containers.

560 Business Parking Standards

(A) *General requirements*

(1) Property that constitutes required off-street parking areas may not be separated, through sale or other means, from the property containing the principal use for which the parking area is required.
(2) All off-street parking spaces shall have direct access off driveways and drive aisles and not directly off the public street unless otherwise approved by city council.
(3) Required parking facilities serving two or more uses may be located on the same lot or in the same structure, provided that the total number of parking spaces furnished shall not be less than the sum of separate requirements for each use. The council may approve the joint use of parking facilities by the following uses or activities under the following conditions:

~~a. For the purposes of this section, the following uses are considered as daytime uses: banks, business offices, or wholesale or similar uses.~~
~~b. The following are to be considered as nighttime or Sunday uses: auditoriums incidental to a public or parochial school, churches, bowling alleys, dance halls, theaters, retail stores, personal service shops, bars or restaurants.~~
~~c. Up to 50 percent of the parking facilities required for nighttime uses may be supplied by the off-street parking facilities provided by daytime uses and vice versa.~~

a. Conditions required for joint use: the proposed joint parking space is within 500 feet of the use it will serve; the applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.
b. A properly drawn legal instrument executed by the parties concerned for joint use of off-street parking facilities shall be filed with the zoning administrator, which shall run with the land and be recorded with the county recorder's office. This instrument must include a maintenance provision.
c. Reserved parking prohibited. All parking spaces in a shared parking lot must be available to all uses equally, except EV charging stations may be restricted to electric vehicles while charging.

(4) Time limit spaces authorized. Up to ten percent of spaces in a parking lot may be designated for limited-duration parking (i.e. 10-minute parking).

(B) *Off-street parking spaces required.* Paved off-street parking spaces, driveways, and drive aisles shall be provided in accordance with the specifications in this Code in any district whenever any new use is established or existing use is enlarged. ~~Screening as described in this section may be required where it is necessary to protect the aesthetic characteristics of residential neighborhoods (one space equals 300 square feet). When application of these regulations results in a requirement of a fractional space, any fraction up to and including one-half shall be disregarded. Fractions over one-half shall count as one additional space.~~ For uses not listed in the following table, a parking justification report shall be submitted to the zoning administrator explaining the anticipated parking needs based on the number of employees, customers, and visitors.

Use	**Parking Space Required**
Bowling alleys	Five spaces per lane.
Offices (excluding medical/dental).	One space for each 300 square feet offices (~~excluding medical/dental of floor space).~~
Clubs, ~~lodginghouses~~	One space for each 100 square feet of floor area.
~~Churches~~, Assembly Uses: Religious Institutions, theaters	One space for each three seats ~~auditoriums, mortuaries or for each five feet of pew and other places of length assembly~~ of design capacity.
Convenience store, with and without gas sales	One space for each 250 square feet of floor space. Parking at each service pump qualifies as a parking space for calculation purposes.
~~Drive-ins~~	~~At least 15 spaces for those serving food and refreshments and at least 10 spaces for all others.~~
~~Hospitals~~	~~One space for each four beds and an additional space for each employee.~~
Industrial and manufacturing	One space for each 1000 square feet of floor space.
~~Office warehouse~~	~~The minimum number of spaces shall be calculated by using parking space standards for office and industrial uses as applied to the corresponding floor space.~~
~~Medical/dental clinics~~	~~Three spaces per doctor/dentist.~~
Hotels/Motels	One space for each unit and one space for each employee.
~~Outdoor sales and open~~ auto sales lots	~~Merchandise displays in open sales sales lots and in outdoor sales premises shall have a minimum setback of 20 feet from the front property line and shall provide one parking space for each 800 square feet of merchandise area; except that, for auto sales lots, there shall be~~ one parking space for each 10 autos displayed.
Retail shopping	One space for each 200 square feet of floor space for retail uses under 20,000 square feet. One space for each 250 square feet of floor space for retail uses over 20,000 square feet.

Restaurants, ~~& drinking~~ Brewpubs, Taprooms, Cocktail Rooms	One space for each three seats of design capacity.
Motor vehicle, implement, and recreation equipment service and repair facilities	Three spaces for each enclosed bay and one space for each full-time employee.

(C) Parking Maximum. For uses listed in the table above, uses may not exceed the calculated amount by 20 percent without submitting a parking justification report.

(D) *Parking spaces and drive aisles.* Minimum parking space and drive aisle sizes shall be as follows:

	Stall Width	Stall Depth	Aisle Width
90 degree	9 feet	18 feet	24 feet
60 degree	9 feet	17 feet	17 feet
45 degree	9 feet	19 feet	11 feet

(1) Motorcycle parking spaces may be provided. Such spaces shall be at least ten feet by five feet, have a concrete surface, and signed as such. Motorcycle spaces do not count towards the required parking spaces.

(E) Design Requirements

(1) All parking lot, drive aisles, driveways, loading areas, and the like shall be paved with a continuous hard surface such as concrete or bituminous. Driveway-rated pavers may be used. Concrete curbing must be used with a bituminous surface.

(2) Setbacks – Parking lots and drive aisles have the following setbacks:

a. From public rights-of-way – 20 feet

b. Side and rear property lines – 5 feet

c. Side or rear adjacent to a residential zone – 35 feet.

(3) Vehicle sales and rental inventory and display lots must follow these design requirements.

(4) Structured Parking.

a. Structured parking facilities shall be considered buildings for the purposes of setbacks.

b. Structures must be designed architecturally compatible with the building it is intended to serve. All levels must have exterior wall segments suitable to screen headlights of the parked vehicles.

561 Loading

(A) One off-street loading ~~berth/~~dock or designated loading zone shall be provided for every business and industrial use.

(B) Loading, unloading, and transferring of product or materials to and from commercial vehicles must not occur on a public roadway.

565 Waste Management

All waste must be located in dumpsters or trash bins. Waste enclosures architecturally compatible with the principal structure shall screen the dumpsters or trash bins and have opaque gates shall be provided in B1, B2, B3, and I1 districts. Alternatively, a designated room interior to the building may be used.

570 Business Landscaping Standards

(A) *Intent.* The City of Ramsey recognizes the advantages that landscaping and screening can provide, including enhanced health, safety, aesthetic, ecological and economic value. The intent of this section is to:

(1) Enhance the quality of life within the city;

(2) Enhance aesthetic view of development(s) from public roads;

(3) Maintain and enhance property values;

~~(4) Aid in both physical and mental human health;~~

(5) Improve air quality and buffer against noise, glare, and heat;

(6) Reduce the potential for crime and violence;

(7) Improve energy efficiency;

(8) Add visual interest to blank building facades and soften appearance of hardscaping and buildings with accent plantings;

(9) Complement adjacent land uses;

(10) Improve the visual quality and continuity within and between developments;

(11) Reduce storm water runoff;

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

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

(1) Provide immediate aesthetic enhancements to a development site while also considering space and input needs of plantings well into the future;

(2) Encourage a healthy environment and landscape in the future;

(3) Ensure a diverse mixture of species to protect against future pests and pathogens;

(4) Encourage native landscapes in suitable locations with appropriate management plans.

(c) Ramsey Tree Book. The city has developed the Ramsey Tree Book, which includes landscape design and maintenance principles and promotes the use of appropriate plant materials.

~~(1) The Ramsey Tree Book will be available for reference and guidelines regarding principles for tree preservation in the city. The book is to be offered, upon request, to the citizens of the city as well as the development community and other interested parties. Copies will be available at city hall.~~

(~~2~~1) The Ramsey Tree Book ~~will also~~ includes lists of preferred, acceptable, and prohibited ~~desirable and undesirable~~ trees~~,~~ and shrubs~~, and natural vegetation for the city~~. ~~The Ramsey Tree Book shall maintain an extensive list of recommended vegetation for planting. The intent is to maintain diversity in the total tree population within the city. The list of recommended species shall be updated periodically to reflect new developments or species that will affect the population of the community forest~~.

(D) *Landscaping requirements.*

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

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

1. The depth of topsoil at the time of inspection shall be not less than four inches.

2. Alternatives to the import of topsoil, such as compost or other soil amendments known to improve soil water holding capacity may be permitted, but only with the prior approval of the city engineer.

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

(2) *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:

a. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).

b. One or more water efficient technologies. This could include, but is not limited to, WaterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

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

(4) *Planting types.* Acceptable planting types shall be determined by the Ramsey Tree Book or, if not in the Ramsey Tree Book, have approval of the city. 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) *Tree stock*. Required plantings shall be free of insects, diseases, and mechanical injuries and shall have a straight trunk and form that is characteristic of the species.

(6) *Minimum planting sizes*. The minimum planting sizes for all zoning districts shall be:

a. Deciduous overstory tree: 2 inch caliper;

b. Deciduous understory/ornamental tree: 1.5 inch caliper;

c. Coniferous tree and multi-stem deciduous tree: 6 feet in height; and

d. Shrubs: twenty-four (24) inches in height or width, dependent upon growth characteristics.

(7) *Planting requirements for business districts.*

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

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

b. *Industrial districts (I-1 and I-2).* The minimum number of plantings required shall be determined based on canopy cover. To fulfill the planting requirements, a

combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage. The minimum canopy cover required shall be as follows:

1. Determine ratio of impervious area (including stormwater ponds below the 100-year flood elevation) to entire site.
2. Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.
3. The following formula shall be utilized to determine the average canopy cover of a species: $[(\text{Minimum} + \text{Maximum Spread}) \div 4]^2 \times \pi \times (0.65$ for preferred species or 0.50 for acceptable species, as identified in the Ramsey Tree Book).
4. Due to the unique nature of the COR district, flexibility with the minimum planting standards may be approved if space is a limiting factor.

~~c. *Minimum size of plantings.* Required trees and shrubs shall meet or exceed the following size standards:~~

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

c. *Road frontage plantings.* For every 35 feet of public road frontage, one overstory tree shall be planted adjacent to the road right-of-way on private property. These plantings are credited toward the minimum planting requirements for the district.

d. *Parking lot landscaping.* All parking lots are required to provide internal and/or adjacent overstory tree plantings in an effort to shade parking surfaces and provide visual relief. The planting schedule is established to provide an acceptable number of plantings that may be planted in regular symmetrical patterns or irregular clusters or groupings. Plantings are required at the following minimum schedule and are credited toward the minimum planting requirements for the district:

1. 1 tree per every ten parking spaces.
2. Every overstory tree planting shall be provided with a planting area of at least 162 square feet (equivalent of a 9 foot x 18 foot parking stall).
3. Acceptable ground cover materials include sod, mulch, and other natural ground cover. Landscaping rock and plastic underlayment is prohibited in planting islands.

e. *Bufferyards.* Bufferyards help to achieve screening between differing uses with varied intensities and impacts that are not always complementary when adjacent to one another. When a bufferyard is required, the yard space and planting requirements are not to be reduced for other purposes such as future parking and driveways, building expansions, or other activities that are not in keeping with the purposes of buffering and screening.

1. Bufferyards are intended to provide additional screening of businesses that are adjacent to residential areas. The following table details the width of the bufferyard along the common adjacent property line. An additional increase of landscape plantings is required in the bufferyard. The table below outlines the minimum required additional plantings, expressed as a percentage of the total

required site landscaping (the percentage is applied to the total number of trees and shrubs for the proposed development):

Proposed Development	Existing Adjacent Development		
	RR, UR, R-1A, R-1B, R-1C	R-2	R-3
Business (B-1, B-2, B-3) Bufferyard width	40 feet	40 feet	40 feet
% increase in plantings	30%	30%	30%
Industrial (I-1, I-2)	60 feet	60 feet	60 feet
% increase in plantings	30%	30%	30%

2. As an alternative method for screening within the bufferyard, ~~Neighborhood Business, B-1, B-2, B-3, H-1, E-1, E-2 and E-3 Districts,~~ fences that are 100 percent opaque may be used to mitigate the impacts of businesses that are adjacent to residential areas. ~~Fences are subject to the provisions found in all applicable ordinances.~~ When a fence is used for screening purposes, the bufferyard planting requirements may be reduced by ~~ten~~ fifty percent from the stated minimum requirement.

f. Credit for preservation or establishment of native grasses and plant communities. The total number of required trees may be offset by the provision of native grasses and wildflowers. Establishment or preservation of native plant communities can reduce the required number of tree plantings by one tree per 500 square feet of native grass/plant community area. Credit may not exceed 50 percent of the total requirements.

1. This area(s) must be shown on both the landscape plan and the grading plan.
2. Species, quantities, and application method and rates, shall all be provided as part of the landscape plan.
3. A three-year management plan shall be submitted for review and approval by the city as part of the civil plan set. Thereafter, an annual management plan shall be submitted to the city every year by March 1.

575 Screening

(1) Rooftop HVAC and other mechanical units must be screened from views from the property lines using the following means:
   a. Proper placement on the roof.
   b. An integrated screen panel that is architecturally compatible with the building.
   c. Parapet heights sufficient for screening the views.

(2) Ground-mounted HVAC and other mechanical units must be screened from views from the property lines using the following means:
   a. Privacy fencing
   b. An integrated screen panel that is architecturally compatible with the building.
   c. Landscaped berms.

(3) Loading Docks and designated loading areas shall be screened from adjacent residential uses using the following means:

a. Wing walls.
b. Privacy fencing.
c. Landscaped berms.

~~(4) Parking lots and drive aisles must be screened with a landscaped berm suitable for screening the headlights of the parked vehicles from public rights-of-way.~~

580 Business Architectural Design Standards

(A) Primary Exterior Materials. All exterior wall finishes on any building shall consist of one or more of the following primary materials comprising at least 70 percent of a building façade:
(1) Face brick and architectural concrete masonry units;
(2) Stucco;
(3) Glass;
(4) Natural or cementous stone;
(5) Specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture;
(6) Factory fabricated fiber cement panel materials;
(7) Other materials as may be approved by the Planning Commission and City Council given the building's use and context.

(B) Accent Exterior Materials. Exterior wall finishes on any building may consist of one or more of the following accent materials combined limited to 30 percent of each side of a building facade:
(1) Wood
(2) Exterior Insulation Finishing Systems (EIFS)
(3) Metals
(4) Vinyl
(5) Other materials as may be approved by the Planning Commission and City Council given the building's use and context.

(C) Roofing Materials.
(1) Pitched and sloped roofs – Asphalt shingles, standing seam metals, or metal shingles designed to resemble asphalt shingles.
(2) Flat roofs – Any material commonly used for flat roofs provided the wall parapet is at least six inches above the roofline.

585 Commercial Fencing

(A) Fencing Materials. The following fence materials are permitted on business properties:
(1) Vinyl coated Chain Link
(2) Privacy fences constructed of wood or a maintenance-free composite material
(3) Extruded aluminum, wrought iron, or a similar durable decorative fence material.

(B) Prohibited Fencing Materials. The following fence materials are prohibited on business properties:
(1) Barbed wire, concertina wire, or the like
(2) Exposed galvanized metals
(3) Electric fencing
(4) Any material not typically intended for use or construction as a fence such as, but not limited to, pallets or plywood.
(5) Snow fencing between April 1 and October 31.

(C) Design Standards
(1) All posts and support structures for fencing must be located on the inside of the fence.

(2) The maximum height of commercial fencing is 8 feet. This limit is waived when used in conjunction with a commercial outdoor recreation use where a taller fence is needed for containment of tennis balls, golf balls, and the like.

(D) Setbacks and Placement

(1) Other than fences required for screening outdoor storage areas or in the I2 district, no fencing over 4 feet in height shall be located closer to the right-of-way line for any business use than the plane of the building.

600 Mixed Use Districts

610 Districts Established and Purpose

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

611 COR

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

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

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

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

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

in allowing larger-scale retail that is intended to anchor the development and support the mixed-uses within the development.

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

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

a. The COR-4a subdistrict is the lowest density area in the COR-4 district allowing up to ten dwelling units per acre.

b. The COR-4b subdistrict is the medium density area in the COR-4 district allowing up to 15 dwelling units per acre. This area is located along higher volume roadways within the COR and along its perimeter.

c. The COR-4c subdistrict shall provide the highest densities in the COR-4 District requiring a minimum of 15 dwelling units per acre. This area is adjacent to the mixed-use core.

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

(5) *General development standards.* All development within the COR district shall meet the COR Development Framework that is incorporated into this chapter by reference, as amended by the city council on November 27, 2012. These standards will be used by the city as the minimum requirements for evaluating development proposals and site plans. However, the standards are not intended to restrict creativity in design. An applicant may request modification or waiver of any standard in favor of an alternate approach that will achieve the same design objective. Development standards set forth in this section (600-699) shall supersede those set forth in in the Development Framework.

620 Uses

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

621 Principal Uses

Permitted and conditional principal 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 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	
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~~
Dwellings: Townhouse (attached)	P	NP	P	NP	~~NP~~	P	P	P	~~N~~
Dwellings: Multiple-Family, Senior Living, etc.	P	NP	NP	NP	~~NP~~	NP	P	P	~~N~~
Personal Services	P	P	P	P	~~NP~~	NP			~~N~~
Offices and Professional Services	P	P	P	P	~~NP~~	NP			~~N~~
Medical and Dental Offices and Clinics	P	P	P	P	~~NP~~	NP			~~N~~
Hotels	P	P	P	~~C~~ P	~~NP~~	NP			~~N~~
Restaurants and Brewpubs	P	P	P	P	~~NP~~	P	P	P	~~C <2,500 sq. ft.~~
Theaters, Movie Theaters	P	P	P	~~C~~P	~~NP~~	NP	NP	NP	~~N~~
Fitness Centers	P	P	P	P	~~NP~~	NP			~~N~~
Commercial Recreation, Indoor	C	C	C	C	~~NP~~	NP			
Retail Sales and Showrooms	P	P	P	P	~~NP~~	P	P	P	
Gas stations, CNG Fuel Sales	NP	NP	C	C	~~NP~~	NP			~~N~~
Government or Public Facility or Utility	P	~~N~~ P	~~N~~ P	~~N~~ P	~~N P~~	~~N~~ P			~~C~~
Religious institutions	~~C~~ P	P	P	~~C~~ P	~~N~~	~~C~~ P			~~N~~
Daycare Centers	P	P	P	P	~~N~~	~~C~~ P			~~N~~
Schools, Public and Private Elementary and Secondary	N	N	N	N	~~C~~	N			~~N~~

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	
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~~
Wind Energy Conversion Systems (WECS) (micro-scale)	P	P	P	P	~~P~~	P			~~P~~
Wind Energy Conversion Systems (WECS) (small-scale)	P	P	P	P	~~NP~~	NP			~~NP~~
Wind Energy Conversion Systems (WECS) (medium-scale)	P	P	P	NP	~~NP~~	NP			~~NP~~

623 Temporary/Seasonal Uses

The following uses are considered temporary in nature and accessory to an established 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 *November 1 – December 31.*	NP	P	P	P	~~NP~~	NP	NP	NP	NP
Outdoor retail sales of fireworks *June 15-July 15*	NP	P	P	P	~~NP~~	NP	NP	NP	NP
Outdoor storage of snow removal equipment, temporary salt/sand shed *October 15-April 15*	P	P	P	P	~~P~~	NP			~~NP~~
Outdoor retail sales of plants, flowers, and the like *May 1 – July 31.*	NP	P	P	P	~~NP~~	NP			~~N~~

Transient Merchants, Licensed	P	P	P	P	~~NP~~	NP	~~N~~

625 Performance Standards

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

(A) Gas stations, CNG Fuel Sales. In the COR-2a and COR-2b subdistrict gas stations/CNG fuel sales as an accessory use is allowed under the following conditions:

(1) Gas operations are accessory to a retail use.

(2) No accessory structures are allowed as part of the gas operations.

(3) 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.

(4) Gas operations must be located in the side or rear of the principle use building.

(5) Gas operations must be located within 100 feet of principle use building

(6) Gas islands and canopy must be architecturally harmonious and contain the same exterior building materials as the principle use building.

(7) Gas operations shall constitute no more than four islands with a limit of eight individual dispensers.

(B) Convenience store with motor fuel sales/car wash In the COR-2b subdistrict use under the following conditions:

(1) Convenience/deli food is of the take out type only and that no provision for seating or consumption on the premises is provided. Furthermore, that the enclosed area devoted to such activity shall not exceed 15 percent of the gross floor area.

(2) Gas operations shall constitute no more than four islands with a limit of eight individual dispensers.

(3) Canopy height. The total height of any overhead canopy or weather protection shall not exceed 20 feet in height. All canopies shall be architecturally harmonious and contain the same exterior building materials as the principle use.

(4) All goods for sale by a motor fuel station convenience store other than commercial freezers for ice and petroleum based products required for the operation and maintenance of motor vehicles shall be displayed within the principle motor fuel structure. No displays shall be permitted in required parking or driveway areas, landscape areas, required setback areas, or any right-of-way or other public property. Displays may be permitted on sidewalks, only if they leave at leave four feet of sidewalk width available to pedestrians.

(6) Motor fuel dispenser location: Motor fuel dispensers shall be located at least 30 feet from a property line, and 100 feet from a residential structure.

(7) The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.

~~(8) The hours of operation shall be limited to 6:00 a.m. to 11:00 p.m., unless extended by the council as part of the conditional use permit.~~

(8) Gas stations must be located at intersections of both destination and arterial roadways as defined by the Development Framework.

(C) Car Washes. Car wash are only permitted as an accessory use to gas stations/CNG fuel sales subject to the following requirements:

(1) Car wash stacking spaces shall accommodate a minimum of three waiting vehicles.

(2) No more than one car wash bay shall be permitted.
(3) The car wash shall be designed to be an integral part of the principle building or if freestanding shall be designed with the same materials as the principle structure.
(4) Neither the car wash or accessory vacuum shall be located within 300 feet of any residential use unless completely screened or located across an arterial or major collector roadway from the residential use.

(D) Commercial Indoor Recreation. Uses are limited to 30,000 square feet.

(E) Drive-thrus. In addition to the standards set forth in Section 525, drive-thrus accessory to business uses in COR have the following standards:
1. Within the COR-1 subdistrict, the drive-thru lane shall be located in the rear or side yard only. A drive thru lane shall not be located adjacent to any destination street as classified in the COR design framework.
2. Within the COR-2a and COR-3 subdistricts there shall be no more than one drive-thru lane serving a given use.
3. Within the COR-2b subdistrict there shall be no more than two drive-thru lanes serving a given use.
4. Drive-thru lanes are not permitted in the front yard or within the front build-to-line.

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

630 Bulk Standards

All bulk standards within the COR district shall meet the COR Development Framework that is incorporated into this chapter by reference, as amended by the city council on November 27, 2012. The following requirements shall also apply:

(A) All structures within the COR-1 Subdistrict must be at least 22 feet in height with a two-story appearance.

660 COR Parking Standards

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

670 COR Landscaping Standards

All landscaping, including streetscape requirements, within the COR district shall meet the COR Development Framework that is incorporated into this chapter by reference, as amended by the city council on November 27, 2012.

680 COR Architectural Design Standards

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

700 Planned Unit Developments (PUD)

710 Districts Established and Purpose

The Planned Unit Development districts are hereby established according their purpose and the intent of the Comprehensive Plan. Each district is unique based on the flexibilities provided.

711 Purpose and Application

(A) Purpose. The intent of this district is to provide for a range of retail and service commercial, office, and residential uses that are organized and planned in a comprehensive manner that cannot otherwise be achieved through standard business or residential districts. The District is created for development seeking alternative regulations that embody principals to promote a better integration of uses that might typically be separated and to provide for an adequate mixture of commercial and residential uses. This district will provide flexibility in land development, diversity in housing types and prices, efficiency in use of public infrastructure, the conservation of energy, preservation of unique land characteristics, preservation of natural areas, and efficient use of land, open space, and public facilities.

(B) Application – This district shall be applied to properties guided for any land use as shown on the current Comprehensive Plan. It may also be applied to a broader area encompassing two or more land uses shown in the Comprehensive Plan.

720 Uses

All uses compatible with the intent of the land use guidance of Comprehensive Plan shall be allowed in this district as permitted uses as approved by the approval ordinance. Specific uses may be prohibited in order to achieve the goals of the planned unit development.

730 Development Standards Established

The City Council has the authority to create site- or development-specific standards based on the uses proposed, site and building designs, the surrounding established and planned uses, and natural features of the property. All development standards shall be clearly listed in an approval ordinance memorialized in Section 799 of this chapter for reference. If a standard is not addressed or created in the approval ordinance, the applicable existing portions of City Code shall be used.

(A) Creation of a Planned Unit Development is considered a rezoning per Section 245 of this chapter.

(B) Amendments to an established Planned Unit Development are approved by ordinance.

(C) Individual uses, except single-family homes, shall be subject to the Site Plan Review procedures in Section 225 of this chapter.

739 PUDs of Record

The following list consists of approved Planned Unit Developments by primary plat name and ordinance number for reference.

Primary Plat Name	Ordinance Number
Northfork	
Covenant Meadows	
Hunters Ridge	
Rum River Hills	84-19
Fox Ridge Estates	
River Bluffs	
Flintwood Hills	
Mallard Ponds	
Village of Sunfish Lake	
Pineview Estates 2nd Addition	

740 SL-PUD Shoreland Planned Unit Development

Planned Unit Developments within a Shoreland Overlay District must follow the procedures in Section 934.

800 Public/Quasi-Public Districts

810 Districts Established and Purpose

The following public or quasi-public districts are hereby established according their purpose and the intent of the Comprehensive Plan. Collectively, these districts are herein this chapter called "public/quasi-public districts." The uses found in these districts are often specialized in nature and cannot be properly compared to residential or business uses.

811 PI Public/Institutional District

(A) Purpose. The intent of the Public/~~Quasi-Public~~ Institutional District is to provide for and regulate uses that are public or semi-public in nature and to provide the community with areas designated specifically for community gathering places, public and private recreational spaces, educational facilities, and government buildings.

(B) Application. This district may be applied only to those properties designated for public or closed landfill uses on the Comprehensive Plan Land Use Map.

812 P Parks and Open Space

(A) Purpose. The intent of the Parks and Open Space District is to provide for and regulate uses that are public or semi-public in nature and to provide the community with area designated specifically for open spaces, community gathering places, public and private recreational spaces, and government buildings.

(B) Application. This district may be applied to those properties designated for park uses on the Comprehensive Plan Land Use Map or any other designation where the land is intended for park use or significant open space holdings by a homeowner's association or a private or public entity.

813 CL Closed Landfill

(A) Purpose. The purpose of this district is to protect the health and safety of the residents of Ramsey from the effects of the closed sanitary landfill.

(B) Application. This district may be applied only to those properties designated for closed landfill on the Comprehensive Plan Land Use Map.

(C) Policy. No new landfills will be allowed within the City of Ramsey.

820 Uses

The following subchapter establishes a listing of the permitted, conditional, principal, accessory, and temporary uses for the public/quasi-public zoning districts (PI, P, and CL). The uses have been allocated to the individual districts to allow reasonable use of properties in a manner that is compatible with the purpose of each public/quasi-public zoning district and the overall purpose of this chapter.

821 Principal Uses

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

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

Use	PI	P	CL	Additional Standards (Section)
Cemeteries	P	P	NP	
Governmental Uses and Buildings	P	P	P	
Landfills	NP	NP	C	
Open Space	P	P	P	
Post-Secondary Schools, Trade Schools, Colleges, and Universities	P	NP	NP	
Private Recreational Facilities including Golf Courses	P	P	NP	
Private Utility Substations	P	P	C	
Public Parks	P	P	P	
Public Recreational Facilities	P	P	NP	
Religious Institutions	P	NP	NP	
Schools, Public and Private Elementary and Secondary	P	NP	NP	
Solar Energy Systems	C	NP	P	332
Wind Energy Conversion Systems (WECS) (Medium-Scale)	C	C	C	331
Wind Energy Conversion Systems (WECS) (Utility Scale)	NP	NP	C	331

822 Accessory Uses

The following table provides a listing of accessory uses permitted in each public/quasi-public district in conjunction with a principal use. Additional performance standards for the uses are found in the noted section.

Use	PI	P	CL	Additional Standards (Section)
Communications Tower or Equipment	C	C	C	370
Daycare Centers	P	NP	NP	
Dwelling Units	P	P	NP	825
Ground source heat pump systems/Geothermal Systems	P	P	NP	333
Outdoor storage of snow removal equipment, salt/sand shed	P	P	P	
Restaurants and Brewpubs	P	P	NP	
Retail Sales	P	P	NP	
Solar Energy Systems	P	P	P	332
Wind Energy Conversion Systems (WECS) (micro-scale)	P	P	P	331
Wind Energy Conversion Systems (WECS) (small-scale)	P	P	P	331
Wind Energy Conversion Systems (WECS) (medium-scale)	P	NP	P	331

823 Temporary/Seasonal Uses

The following uses are considered temporary in nature and accessory to an established use listed in Section 821. If a date range is given, that use is only allowed during that time period. Additional performance standards for the uses are found in the noted section.

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

Use	PI	P	CL	Additional Standards (Section)
Construction Trailers/Field Offices	P	P	P	306
Outdoor retail sales of Christmas trees, wreaths, and the like *November 1 – December 31.*	P	P	P	525
Outdoor storage of snow removal equipment, temporary salt/sand shed *October 15-April 15*	P	P	P	525
Outdoor retail sales of plants, flowers, and the like *May 1 – July 31.*	C	C	NP	525
Mobile Food Units	P	P	NP	525, Ch. 26
Transient Merchants, Licensed	P	P	NP	Ch. 26

825 Performance Standards

The following uses have additional standards describing where and in what manner that use may exist:

(A) Dwelling Units. Dwelling units are allowed as an accessory use in conjunction with the following uses in the applicable manner:

(1) Religious institution – As a residence for clergy.

(2) Post-Secondary Schools, Trade Schools, Colleges, and Universities – As residence halls for students and staff.

(3) Public and Private Recreation Facilities – As a residence for on-site staff.

830 Bulk Standards

Due to the specialized nature of each of the uses and buildings, no bulk standards shall exist. All proposed sites and structures shall consider surrounding property uses in a respectful and intentional manner.

860 Public/Institutional Parking Standards

A parking justification report shall be submitted to the zoning administrator explaining the anticipated parking needs of the use based on the number of employees, customers, and visitors. Design standards must follow the business district standards set forth in Section 560.

880 Architectural Standards

Due to the specialized nature of each of the uses and buildings, no architectural standards shall exist. All proposed structures shall consider surrounding property uses in a respectful and intentional manner. Building design shall not be of lesser quality of design as set forth in other sections of this chapter and surrounding properties.

900 Overlay Districts

In addition to the various zoning districts described in this chapter, an overlay zoning district may be applied based on the unique characteristics of an area or as required by state- and federally-designated areas. The underlying zoning district may have further regulations based on the overlay district and the more restrictive regulation prevails. The following overlay districts (MRCCA, GF, FW, FF, SMO, SRP, TO, H10S, and WPO) are hereby established according their purpose and the intent of the Comprehensive Plan. Collectively, these districts are herein this chapter called "overlay districts."

920 Mississippi River Corridor Critical Area

(A) *Authority, intent and purpose.*

(1) *Statutory authorization.* This Mississippi River Corridor Critical Area (MRCCA) section is adopted pursuant to the authorization and policies contained in Minn. Stats., ch. 116G, Minnesota Rules, parts 6106.0010—6106.0180, and the planning and zoning enabling legislation in Minn. Stats. chs. 462 and 473.

(2) *Policy.* The Legislature of Minnesota has delegated responsibility to local governments of the state to regulate the subdivision, use and development of designated critical areas and thus preserve and enhance the quality of important historic, cultural, aesthetic values, and natural systems and provide for the wise use of these areas.

(B) *General provisions and definitions.*

(1) *Jurisdiction.* The provisions of this section apply to land within the river corridor boundary as described in the State Register, volume 43, pages 508 to 519 and shown on the zoning map.

(2) *Enforcement.* The City of Ramsey is responsible for the administration and enforcement of this section. Any violation of its provisions or failure to comply with any of its requirements including violations of conditions and safeguards established in connection with grants of variances or conditional uses constitutes a misdemeanor and is punishable as defined by law. Violations of this section can occur regardless of whether or not a permit is required for a regulated activity listed ~~in section 117-148(c)(2) (permits)~~ elsewhere in this Chapter.

(3) *Severability.* If any section, clause, provision, or portion of this section is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this section shall not be affected thereby.

(4) *Abrogation and greater restrictions.* It is not intended by this section to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this section imposes greater restrictions, the provisions of this section shall prevail. All other sections inconsistent with this section are hereby repealed to the extent of the inconsistency only.

(5) *Underlying zoning.* Uses and standards of underlying zoning districts apply except where standards of this overlay district are more restrictive.

(C) *Administration.*

(1) *Purpose.* The purpose of this section is to identify administrative provisions to ensure this section is administered consistent with its purpose.

(2) *Permits.* A permit is required for the construction of buildings or building additions (including construction of decks and signs), the installation and/or alteration of sewage treatment systems, vegetation removal consistent with section 920(I) and land alterations consistent with section 920(J).

(3) *Variances.* Variances to the requirements under this section may only be granted in accordance with Minn. Stats. § 462.357 and must consider the potential impacts of variances on primary conservation areas, public river corridor views, and other resources identified in the MRCCA plan. In reviewing the variance application, the City of Ramsey shall:

a. Evaluate the impacts to these resources. and if negative impacts are found, require conditions to mitigate the impacts that are related to and proportional to the impacts, consistent with Section 220 of this chapter and

b. Make written findings that the variance is consistent with the purpose of this section, as follows:
    1. The extent, location and intensity of the variance will be in substantial compliance with the MRCCA plan;
    2. The variance is consistent with the character and management purpose of the MRCCA district in which it is located;
    3. The variance will not be detrimental to PCAs and PRCVs nor will it contribute to negative incremental impacts to PCAs and PRCVs when considered in the context of past, present and reasonable future actions; and
    4. The variance will not negatively impact (other MRCCA plan-identified resources).

(4) *Conditional and interim use permits.* All conditional and interim uses, required under this section, must comply with Minn. Stats. § 462.3595 and must consider the potential impacts on primary conservation areas, public river corridor views, and other resources identified in the MRCCA plan. In reviewing the application, the City of Ramsey shall:

a. Evaluate the impacts to these resources and if negative impacts are found, require conditions to mitigate the impacts that are related to and proportional to the impacts, consistent with Section 235 of this chapter and

b. Make written findings that the conditional use is consistent with the purpose of this section, as follows:
    1. The extent, location and intensity of the conditional use will be in substantial compliance with the MRCCA plan;
    2. The conditional use is consistent with the character and management purpose of the MRCCA district in which it is located;
    3. The conditional use will not be detrimental to PCAs and PRCVs nor will it contribute to negative incremental impacts to PCAs and PRCVs when considered in the context of past, present and reasonable future actions; and
    4. The conditional use will not negatively impact (other MRCCA plan-identified resources).

(5) *Conditions of approval.* The City of Ramsey shall evaluate the impacts to PCAs, PRCVs, and other resources identified in the MRCCA plan, and if negative impacts are found, require conditions to mitigate the impacts that are related to and proportional to the impacts. Mitigation may include:

a. Restoration of vegetation identified as "vegetation restoration priorities" identified in the MRCCA plan;
b. Preservation of existing vegetation;
c. Stormwater runoff management;
d. Reducing impervious surface;
e. Increasing structure setbacks;
f. Wetland and drainageway restoration and/or preservation; and
g. And other conservation measures.

(6) *Application materials.* Applications for permits and discretionary actions required under this section must submit the following information unless the zoning administrator determines that the information is not needed:

a. A detailed project description; and
b. Scaled maps and plans, dimensional renderings, maintenance agreements, and other materials that identify and describe:
    1. Primary conservation areas;
    2. Public river corridor views;
    3. Buildable area;

4. Existing and proposed topography and drainage patterns;
5. Proposed storm water and erosion and sediment control practices;
6. Existing and proposed vegetation to be removed and established;
7. Ordinary high water level, blufflines, and all required setbacks;
8. Existing and proposed structures;
9. Existing and proposed impervious surfaces; and
10. Existing and proposed subsurface sewage treatment systems.

(7) *Nonconformities.*

a. All legally established nonconformities as of the date of this chapter may continue consistent with Minn. Stats. § 462.357, Subd. 1e.

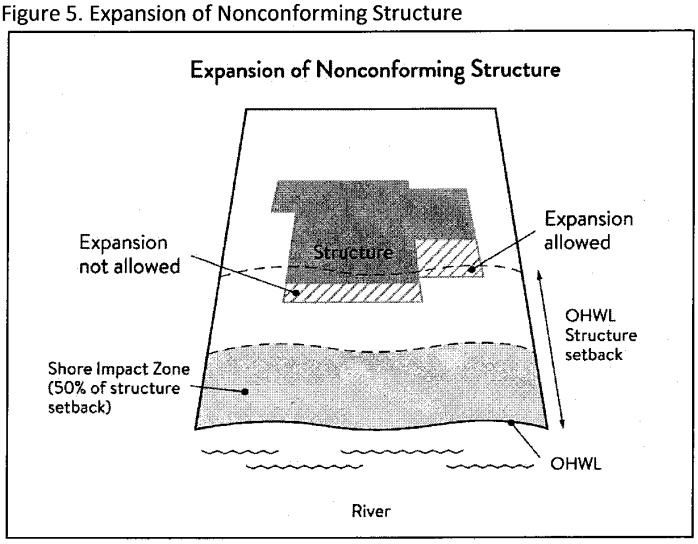
b. New structures erected in conformance with the setback averaging provisions of section 920(F)(3)d are conforming structures.

c. Site alterations and expansion of site alterations that were legally made prior to the effective date of this chapter are conforming. Site alterations include vegetation, erosion control, storm water control measures, and other nonstructural site improvements.

d. Legally nonconforming principal structures that do not meet the setback requirements of section 920(F)(3) may be expanded laterally provided that:

1. The expansion does not extend into the shore or bluff impact zone or further into the required setback than the building line of the existing principal structure (See Figure 5); and
2. The expanded structure's scale and bulk is consistent with that of the original structure and existing surrounding development.

Figure 5. Expansion of Nonconforming Structure



(8) *Notifications.*

a. Amendments to this section and to the MRCCA plan must be submitted to the Commissioner as provided in Minnesota Rules, part 6106.0070, Subp. 3, Items B-I.

b. Notice of public hearings for discretionary actions, including conditional and interim use permits, variances, appeals, rezonings, preliminary plats, final subdivision plats, master plans, and PUDs, must be sent to the following entities at least 30 days prior to the hearing:

1. The commissioner in a format prescribed by the DNR;
2. National Park Service; and

3. Where building heights exceed the height limits specified in section 920(F)(2) as part of the conditional use or variance process, adjoining local governments within the MRCCA, including those with overlapping jurisdiction and those across the river.

c. Notice of final decisions for actions in section 920(C)(7), including findings of fact, must be sent to the Commissioner, the National Park Service, and adjoining local governments within the MRCCA within ten days of the final decision.

d. Requests to amend district boundaries must follow the provisions in Minnesota Rules, part 6106.0100, Subp. 9, Item C.

e. The DNR will be notified at time of application submittal of master plans, PUDs, preliminary, and final plats.

(9) *Accommodating disabilities.* Reasonable accommodations for ramps or other facilities to provide persons with disabilities access to the persons' property, as required by the federal Americans with Disabilities Act and the federal Fair Housing Act and as provided by Minnesota Rules, chapter 1341, must:

a. Comply with sections 920(F) to (L); or

b. If sections 920(F) to (L) cannot be complied with, ramps or other facilities are allowed with an administrative permit provided:

1. The permit terminates on either a specific date or upon occurrence of a particular event related to the person requiring accommodation; and

2. Upon expiration of the permit, the ramp or other facilities must be removed.

(D) *MRCCA districts.*

(1) *Purpose.* The purpose of this section is to establish districts under which building height and structure placement are regulated to protect and enhance the Mississippi River's resources and features consistent with the natural and built character of each district.

(2) *District description and management purpose.* The MRCCA within the City of Ramsey is divided into the following MRCCA districts:

a. *Rural and Open Space (ROS).*

1. *Description.* The ROS District is characterized by rural and low-density development patterns and land uses, and includes land that is riparian or visible from the river, as well as large, undeveloped tracts of high ecological and scenic value, floodplain, and undeveloped islands. Many primary conservation areas exist in the district.

2. *Management purpose.* The ROS District must be managed to sustain and restore the rural and natural character of the corridor and to protect and enhance habitat, parks and open space, public river corridor views, and scenic, natural, and historic areas.

b. *River Neighborhood (RN).*

1. *Description.* The RN District is characterized by primarily residential neighborhoods that are riparian or readily visible from the river or that abut riparian parkland. The district includes parks and open space, limited commercial development, marinas, and related land uses.

2. *Management purpose.* The RN District must be managed to maintain the character of the river corridor within the context of existing residential and related neighborhood development, and to protect and enhance habitat, parks and open space, public river corridor views, and scenic, natural, and historic areas. Minimizing erosion and the flow of untreated storm water into the river and enhancing habitat and shoreline vegetation are priorities in the district.

c. *Separated from River (SR).*

1. *Description.* The SR District is characterized by its physical and visual distance from the Mississippi River. The district includes land separated from the river by distance, topography, development, or a transportation corridor. The land in this district is not readily visible from the Mississippi River.
2. *Management purpose.* The SR District provides flexibility in managing development without negatively affecting the key resources and features of the river corridor. Minimizing negative impacts to primary conservation areas and minimizing erosion and flow of untreated storm water into the Mississippi River are priorities in the district. The RTC District must be managed in a manner that allows continued growth and redevelopment in historic downtowns and more intensive redevelopment in limited areas at river crossings to accommodate compact walkable development patterns and connections to the river. Minimizing erosion and the flow of untreated storm water into the river, providing public access to and public views of the river, and restoring natural vegetation in riparian areas and tree canopy are priorities in the district.

(3) *MRCCA district map.* The locations and boundaries of the MRCCA districts established by this section are shown on MRCCA Overlay District map which is incorporated herein by reference. The district boundary lines are intended to follow the center lines of rivers and streams, highways, streets, lot lines, and municipal boundaries, unless a boundary line is otherwise indicated on the map. Where district boundaries cross unsubdivided property, the district boundary line is determined by use of dimensions or the scale appearing on the map.

(E) *Special land use provisions.*

(1) *Purpose.* To identify development standards and considerations for land uses that have potential to negatively impact primary conservation areas and public river corridor views.

(2) *Underlying zoning.* Uses within the MRCCA are generally determined by underlying zoning, with additional provisions for the following land uses:

a. *Agricultural use.* Perennial ground cover is required within 50 feet of the ordinary high water level and within the bluff impact zone.

b. *Feedlots.* New animal feedlots and manure storage areas are prohibited. Existing animal feedlots and manure storage areas must conform with Minnesota Rules, chapter 7020.

c. *Forestry.* Tree harvesting and biomass harvesting within woodlands, and associated reforestation, must be consistent with recommended practices in Conserving Wooded Areas in Developing Communities: Best Management Practices in Minnesota.

d. *Nonmetallic mining.* Nonmetallic mining requires a conditional use permit or interim use permit issued by the local government, subject to the following:

1. New nonmetallic mining is prohibited within the shore impact zone and bluff impact zone and within the required structure setback from the bluffline and OHWL;
2. Processing machinery must be located consistent with setback standards for structures as provided in section 920(F)(3);
3. Only one barge loading area, which must be limited to the minimum size practicable, is permitted for each mining operation;
4. New and, where practicable, existing nonmetallic mining operations must not be readily visible and must be screened by establishing and maintaining natural vegetation. The unscreened boundaries of nonmetallic mining areas are limited to only the barge loading area;
5. A site management plan must be developed by the operator and approved by the local government before new nonmetallic mining commences. Operations must be consistent with the site plan throughout the duration of operations at the site.

The site management plan must describe how the site will be developed over time with an emphasis on minimizing environmental risk to public waters;

6. Explain where staged reclamation may occur at certain points during the life of the site;
7. Address dust, noise, storm water management, possible pollutant discharges, days and hours of operation, and duration of operations;
8. Describe any anticipated vegetation and topographic alterations outside the pit, and reclamation plans consistent with the stated end use for the land; and
9. Existing and new nonmetallic mining operations must submit land reclamation plans to the local government compatible with the purposes of this section.

e. *River-dependent uses.* River-dependent uses must comply with the following design standards:

1. Structures and parking areas, except shoreline facilities and private roads and conveyances serving river-dependent uses as provided in section 920(L) (exemptions), must meet the dimensional and performance standards in this section must be designed so that they are not readily visible, and must be screened by establishing and maintaining natural vegetation;
2. Shoreline facilities must comply with Minnesota Rules, chapter 6115 and must:
   (i) Be designed in a compact fashion so as to minimize the shoreline area affected; and
   (ii) Minimize the surface area of land occupied in relation to the number of watercraft or barges to be served; and
3. Dredging and placement of dredged material are subject to existing federal and state permit requirements and agreements.

f. *Wireless communication towers.* Wireless communication towers ~~require a conditional or interim use permit and~~ are subject to the following additional design standards:

1. The applicant must demonstrate that functional coverage cannot be provided through co-location, a tower at a lower height, or a tower at a location outside of the MRCCA;
2. The tower must not be located in a bluff or shore impact zone;
3. Placement of the tower must minimize impacts on public river corridor views; ~~and~~
~~4. Comply with the general design standards in section 117-148(h)(2) (general design standards).~~

(F) *Structure height and placement and lot size.*

(1) *Purpose.* To establish standards that protect primary conservation areas and public river corridor views from development impacts and ensure that new development is sited consistent with the purpose of the MRCCA.

(2) *Structure height.* Structures and facilities must comply with the following standards unless identified as exempt in section 920(L)):

a. Structures and facilities must comply with the following standards unless identified as exempt in 920(L):

1. ROS District: 35 feet.
2. RN District: 35 feet.
3. SR District: Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OWHL of the opposite shore.

b. Height is measured on the side of the structure facing the Mississippi River.

c. In addition to the conditional use permit requirements of section 920(C)(4), criteria for considering whether to grant a conditional use permit for structures exceeding the height limits must include:
    1. Assessment of the visual impact of the proposed structure on public river corridor views, including views from other communities;
    2. Determination that the proposed structure meets the required bluff and OHWL setbacks;
    3. Identification and application of techniques to minimize the perceived bulk of the proposed structure, such as:
        (i) Placing the long axis of the building perpendicular to the river;
        (ii) Stepping back of portions of the facade;
        (iii) Lowering the roof pitch or use of a flat roof;
        (iv) Using building materials or mitigation techniques that will blend in with the natural surroundings such as green roofs, green walls, or other green and brown building materials;
        (v) Narrowing the profile of upper floors of the building;
        (vi) Increasing the setbacks of the building from the Mississippi River or blufflines;
        (vii) Identification of techniques for preservation of those view corridors identified in the MRCCA plan; and
        (viii) Opportunities for creation or enhancement of public river corridor views.

(3) *Structure and impervious surface placement.*

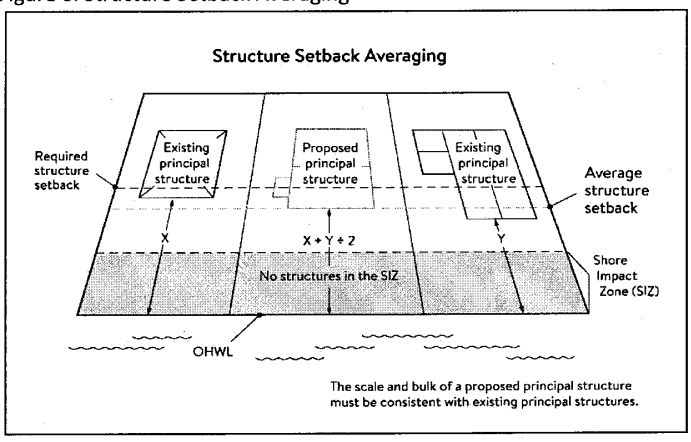
a. Structures and impervious surface must not be placed in the shore or bluff impact zones unless identified as an exemption in section 920(L).

b. Structures and facilities must comply with the following OHWL setback provisions unless identified as exempt in section 920(L):
    1. ROS District: 200 feet from the Mississippi River.
    2. RN District: 100 feet from the Mississippi River ~~and 75 feet from the Rum River.~~

c. Structures and facilities must comply with the following bluffline setback provisions unless identified as exempt in section 920(L):
    1. ROS District: 100 feet.
    2. RN District: 40 feet.
    3. SR District: 40 feet.

d. Where principal structures exist on the adjoining lots on both sides of a proposed building site, the minimum setback may be altered to conform to the average of the adjoining setbacks, provided that the new structure's scale and bulk riverward or bluffward of the setbacks required under section 920(F)(3) consistent with adjoining development. See Figure 6.

Figure 6. Structure Setback Averaging



e. Subsurface sewage treatment systems, including the septic tank and absorption area, must be located at least 75 feet from the ordinary high water level of the Mississippi River and all other public waters.

(4) *Lot size and buildable area.*

a. The width of lots abutting the Mississippi River in the ROS District must be at least 200 feet, unless alternative design methods are used that provide greater protection of the riparian area.

b. All new lots must have adequate buildable area to comply with the setback requirements of section 920(F)(3) so as to not require variances to use the lots for their intended purpose.

(G) *Performance standards for private facilities.*

(1) *Purpose.* To establish design standards for private facilities that are consistent with best management practices and that minimize impacts to primary conservation areas, public river corridor views and other resources identified in the MRCCA plan.

(2) *General design standards.* All private facilities must be developed in accordance with the vegetation management and land alteration requirements in sections 920(I) and 920(J).

(3) *Private roads, driveways, and parking areas.* Except as provided in section 920(L), private roads, driveways and parking areas must:

a. Be designed to take advantage of natural vegetation and topography so that they are not readily visible;

b. Comply with structure setback requirements according to section 920(F)(3); and

c. Not be placed within the bluff impact zone or shore impact zone, unless exempt under section 920(L) and designed consistent with section 920(F)(2).

(4) *Private water access and viewing facilities.*

a. Private access paths must be no more than:

1. Eight feet wide, if placed within the shore impact zone; and

2. Four feet wide, if placed within the bluff impact zone.

b. Private water access ramps must:

1. Comply with Minnesota Rules, chapters 6115.0210 and 6280.0250; and

2. Be designed and constructed consistent with the applicable standards in Design Handbook for Recreational Boating and Fishing Facilities.

c. Design and construction of private stairways, lifts, and landings are subject to the following standards:

1. Stairways and lifts must not exceed four feet in width on residential lots. Wider stairways may be used for commercial properties and residential facilities held in common, if approved by conditional use permit;

2. Landings for stairways and lifts on residential lots must not exceed 32 square feet in area. Landings larger than 32 square feet area allowed for commercial properties and residential facilities held in common, if approved by conditional use permit;
3. Canopies or roofs are prohibited on stairways, lifts, or landings;
4. Stairways, lifts, and landings must be located in the least visible portion of the lot whenever practical; and
5. Ramps, lifts, mobility paths, or other facilities for persons with physical disabilities are allowed for achieving access to shore areas according to section 7.43 A—D, and as provided under section 920(C)(9).

d. One water-oriented accessory structure is allowed for each riparian lot or parcel less than 300 feet in width at the ordinary high water level, with one additional water-oriented accessory structure allowed for each additional 300 feet of shoreline on the same lot or parcel. Water-oriented accessory structures are prohibited in the bluff impact zone and must:
1. Not exceed 12 feet in height;
2. Not exceed 120 square feet in area; and
3. Be placed a minimum of ten feet from the ordinary high water level.

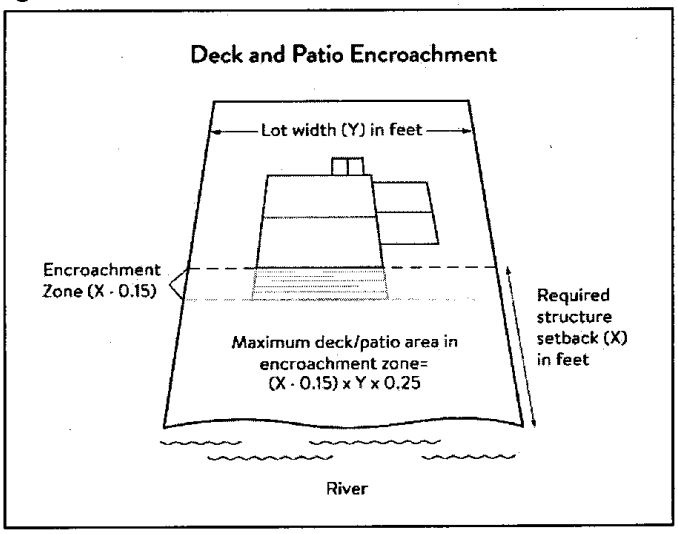
(5) *Decks and patios in setback areas.* Decks and at-grade patios may encroach into the required setbacks from the ordinary high water level and blufflines without a variance, when consistent with Section 920(I)and 920(J), provided that:

a. The encroachment of the deck or patio into the required setback area does not exceed 15 percent of the required structure setback;

b. The area of the deck or patio that extends into the required setback area occupies no more than 25 percent of the total area between the required setback and the 15 percent using the formula: [Required setback depth (feet) × 0.15 × lot width at setback (feet) x 0.25 = maximum total area.]

c. The deck or patio does not extend into the bluff impact zone. See Figure 7.

Figure 7. Deck and Patio Encroachment



(6) *Off-premise and directional signs.*

a. Off-premise advertising signs must:
1. Meet required structure placement and height standards in section 117-148(f) (structure height and placement and lot size).

2. Not be readily visible.

b. Directional signs for patrons arriving at a business by watercraft must comply with the following standards:

1. They must be consistent with Minn. Stats. § 86B.115.
2. Only convey the location and name of the establishment and the general types of goods and services available, if located in a shore impact zone.
3. Be no greater than ten feet in height and 32 square feet in surface area; and
4. If illuminated, the lighting must be shielded to prevent illumination out across the river or to the sky.

(7) *Fences.* Fences between principal structures and the river are allowed provided that fences are:

a. Not higher than six feet.
b. Not located within 40 feet of slopes greater than 12%.
c. Not located in the regulatory floodplain.

(H) *Performance standards for public facilities.*

(1) *Purpose.* To establish design standards for public facilities that are consistent with best management practices and that minimize impacts to primary conservation areas, public river corridor views and other resources identified in the MRCCA plan. Public facilities serve the public interest by providing public access to the Mississippi River corridor or require locations in or adjacent to the river corridor and therefore require some degree of flexibility.

(2) *General design standards.* In addition to the standards set forth above, all public facilities must be designed and constructed to:

a. Minimize visibility of the facility from the river to the extent consistent with the purpose of the facility;
~~b. Comply with the structure placement and height standards in section 117-148(f) (structure height and placement and lot size), except as provided in section 117-148(l) (exemptions);~~
~~c. Be consistent with the vegetation management standards in section 117-148(i) (vegetation management) and the land alteration and storm water management standards in section 117-148(j) (land alteration standards and stormwater management), including use of practices identified in Best Practices for Meeting DNR General Public Waters Work Permit GP 2004-0001, where applicable;~~
d. Avoid primary conservation areas, unless no alternative exists. If no alternative exists, then disturbance to primary conservation areas must be avoided to the greatest extent practicable, and design and construction must minimize impacts; and
e. Minimize disturbance of spawning and nesting times by scheduling construction at times when local fish and wildlife are not spawning or nesting.

(3) *Right-of-way maintenance standards.* Right-of-way maintenance must comply with the following standards:

a. Vegetation currently in a natural state must be maintained to the extent feasible;
b. Where vegetation in a natural state has been removed, native plants must be planted and maintained on the right-of-way; and
c. Chemical control of vegetation must be avoided when practicable, but when chemical control is necessary, chemicals used must be in accordance with the regulations and other requirements of all state and federal agencies with authority over the chemical's use.

(4) *Crossings of public water or public land.* Crossings of public waters or land controlled by the commissioner are subject to approval by the commissioner according to Minn. Stats. §§ 84.415 and 103G.245.

(5) *Public utilities.* Public utilities must comply with the following standards:

a. High-voltage transmission lines, wind energy conversion systems greater than five megawatts, and pipelines are regulated according to Minn. Stats. chs. 216E, 216F, and 216G respectively; and

b. If overhead placement is necessary, utility facility crossings must minimize visibility of the facility from the river and follow other existing rights-of-way as much as practicable.

c. The appearance of structures must be as compatible as practicable with the surrounding area in a natural state with regard to height and width, materials used, and color.

~~d. Wireless communication facilities, according to section 117-148(e)(2)g (wireless communication towers).~~

(6) *Public transportation facilities.* Public transportation facilities shall comply with structure placement and height standards in Section 920(F). Where such facilities intersect or about two or more MRCCA districts, the least restrictive standards apply. Public transportation facilities must be designed and constructed to give priority to:

a. Providing scenic overlooks for motorists, bicyclists, and pedestrians;

b. Providing safe pedestrian crossings and facilities along the river corridor;

c. Providing access to the riverfront in public ownership; and

d. Allowing for use of the land between the river and the transportation facility.

(7) *Public recreational facilities.* Where such facilities intersect or abut two or more MRCCA districts, the least restrictive dimensional standards apply. Public transportation facilities must be designed and constructed to give priority to:

a. ~~Buildings and parking associated with public recreational facilities must comply with the structure placement and height standards in section 117-148(f) (structure height and placement and lot size), except as provided in section 117-148(l) (exemptions);~~

b. Roads and driveways associated with public recreational facilities must not be placed in the bluff or shore impact zones unless no other placement alternative exists. If no alternative exists, then design and construction must minimize impacts to shoreline vegetation, erodible soils and slopes, and other sensitive resources.

c. Trails, access paths, and viewing areas associated with public recreational facilities and providing access to or views of the Mississippi River are allowed within the bluff and shore impact zones if design, construction, and maintenance methods are consistent with the best management practice guidelines in trail planning, design, and development guidelines.

1. Hard-surface trails are not allowed on the face of bluffs with a slope exceeding 30 percent. Natural surface trails are allowed, provided they do not exceed eight feet in width.

2. Trails, paths, and viewing areas must be designed and constructed to minimize:

(i) Visibility from the river;

(ii) Visual impacts on public river corridor views; and

(iii) Disturbance to and fragmentation of primary conservation areas.

d. Public water access facilities must comply with the following requirements:

1. Watercraft access ramps must comply with Minnesota Rules chapters 6115.0210 and 6280.0250; and

2. Facilities must be designed and constructed consistent with the standards in Design Handbook for Recreational Boating and Fishing Facilities.

e. Public signs and kiosks for interpretive or directional purposes are allowed in the bluff or shore impact zones, provided they are placed and constructed to minimize disturbance to these areas and avoid visual impacts on public river corridor views.

f. Public stairways, lifts, and landings must be designed as provided in section 117-148(g)(4)c (stairways, lifts and landings).

(l) *Vegetation management.*

(1) *Purpose.* To establish standards that sustain and enhance the biological and ecological functions of vegetation; preserve the natural character and topography of the MRCCA; and maintain stability of bluffs and steep slopes and ensure stability of other erosion-prone areas.

(2) *Applicability.* This section applies to:

a. Shore impact zones;

b. Areas within 50 feet of a wetland or natural drainage way;

c. Bluff impact zones;

d. Areas of native plant communities; and

e. Significant existing vegetative stands identified in the MRCCA plan.

(3) *Activities allowed without a vegetation permit.*

a. Maintenance of existing lawns, landscaping and gardens;

b. Removal of vegetation in emergency situations as determined by the City of Ramsey;

c. Right-of-way maintenance for public facilities meeting the standards section 117-148(h)(3) (right-of-way maintenance standards);

d. Agricultural and forestry activities meeting the standards of sections 117-148(e)(2) (underlying zoning);

e. Selective vegetation removal, provided that vegetative cover remains consistent with the management purpose of the MRCCA District, including:

1. Vegetation that is dead, diseased, dying, or hazardous;

2. To prevent the spread of diseases or insect pests;

3. Individual trees and shrubs; and

4. Removal of invasive non-native species.

(4) *Activities allowed with a vegetation permit.*

a. The following intensive vegetation clearing activities are allowed with a vegetation permit:

1. Clearing of vegetation that is dead, diseased, dying, or hazardous.

2. Clearing to prevent the spread of diseases or insect pests.

3. Clearing to remove invasive non-native species.

4. Clearing to prepare for restoration and erosion control management activities consistent with a plan approved by City of Ramsey.

5. The minimum necessary for development that is allowed with a building permit or as an exemption under section 920(L).

b. Conditions of vegetation permit approval:

1. Development is sited to minimize removal of or disturbance to natural vegetation;

2. Soil, slope stability, and hydrologic conditions are suitable for the proposed work as determined by a professional engineer or City of Ramsey;

3. Clearing is the minimum necessary and designed to blend with the natural terrain and minimize visual impacts to public river corridor views;

4. Any native plant communities removed are replaced with vegetation that provides equivalent biological and ecological functions consistent with an approved vegetation restoration plan as provided in section 117-148(i)(6) (vegetation restoration plan). If replaced, priorities for restoration are stabilization of erodible soils, restoration or enhancement of shoreline vegetation, and revegetation of bluffs or steep slopes visible from the river;

5. All other vegetation removed is restored with natural vegetation to the greatest extent practicable consistent with an approved vegetation restoration ~~plan as provided in section 117-148(i)(6) (vegetation restoration plan). Priorities for replacement are the same as under section 117-148(i)(4) (activities allowed with a vegetation permit);~~
6. Any disturbance of highly erodible soils is replanted with deep-rooted vegetation with a high stem density;
7. Vegetation removal activities are conducted so as to expose the smallest practical area of soil to erosion for the least possible time;
8. Areas of vegetation restoration priorities identified in the MRCCA plan are restored, if applicable; and
9. Any other condition determined necessary to achieve the purpose of this section.

(5) *Prohibited activities.* All other intensive vegetation clearing is prohibited.

(6) *Vegetation restoration plan.*

a. Development of a vegetation restoration plan and reestablishment of natural vegetation is required:
   1. As a condition of a vegetation permit ~~issued under section 117-148(i)(4)b (conditions of vegetation permit), items 4 and 5;~~
   2. Upon failure to comply with any provisions in this section; or
   3. As part of the planning process for subdivisions ~~as provided in section 117-148(k) (subdivision and land development standards).~~

b. The vegetation restoration plan must ~~satisfy the application submittal requirements in section 117-148(c)(6) (application materials), and~~:
   1. Include vegetation that provides suitable habitat and effective soil stability, runoff retention, and infiltration capability. Vegetation species, composition, density, and diversity must be guided by nearby patches of native plant communities and by native vegetation establishment and enhancement guidelines;
   2. Be prepared by a qualified individual; and
   3. Include a maintenance plan that includes management provisions for controlling invasive species and replacement of plant loss for three years.

c. A certificate of compliance will be issued after the vegetation restoration plan requirements have been satisfied.

(J) *Land alteration standards and stormwater management.*

(1) *Purpose.* To establish standards that protect water quality from pollutant loadings of sediment, nutrients, bacteria, and other contaminants; and maintain stability of bluffs, shorelines, and other areas prone to erosion.

(2) *Land alteration permit.*

a. Within the bluff impact zone, land alteration is prohibited, except for the following which are allowed by permit:
   1. Erosion control consistent with section 920(J)(6);
   2. The minimum necessary for development that is allowed as an exception under section 920(L); and
   3. Repair and maintenance of existing buildings and facilities.

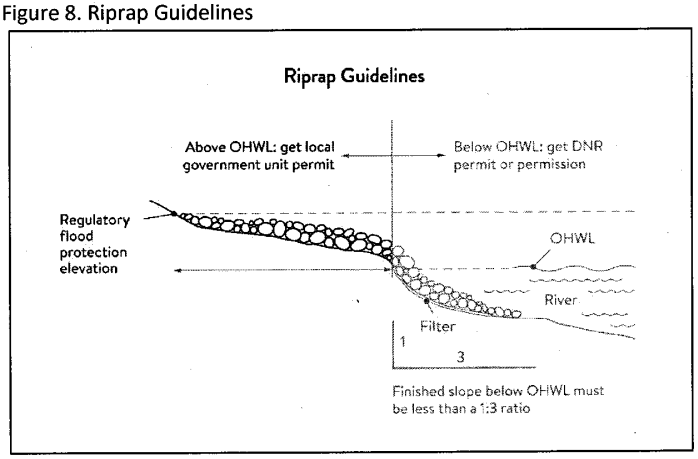
b. Within the water quality impact zone, land alteration that involves more than ten cubic yards of material or affects an area greater than 1,000 square feet requires a permit.

(3) *Rock riprap, retaining walls, and other erosion control structures.*

a. Construction, repair, or replacement of rock riprap, retaining walls, and other erosion control structures located at or below the OHWL must comply with Minnesota Rules,

chapters 6115.0215, subpart 4, item E, and 6115.0216, subpart 2. Work must not proceed until approved by the commissioner. See Figure 8.

Figure 8. Riprap Guidelines



b. Construction or replacement of rock riprap, retaining walls, and other erosion control structures within the bluff impact zone and the water quality impact zone are allowed with a permit ~~consistent with provisions of section 117-148(j)(6) (conditions of land alteration permit approval)~~ provided that:

1. If the project includes work at or below the OHWL, the commissioner has already approved or permitted the project.
2. The structures are used only to correct an established erosion problem as determined by the City of Ramsey.
3. The size and extent of the structures are the minimum necessary to correct the erosion problem and are not larger than the following, unless a professional engineer determines that a larger structure is needed to correct the erosion problem:
   (i) Retaining walls must not exceed five feet in height and must be placed a minimum horizontal distance of ten feet apart; and
   (ii) Riprap must not exceed the height of the regulatory flood protection elevation.

c. Repair of existing rock riprap, retaining walls, and other erosion control structures above the OHWL does not require a permit provided it does not involve any land alteration ~~under section 117-148(j)(2) (land alteration permit).~~

(4) *Stormwater management.*

a. In the bluff impact zone, storm water management facilities are prohibited except by permit if:
   1. There are no alternatives for storm water treatment outside the bluff impact zone on the subject site;
   2. The site generating runoff is designed so that the amount of runoff reaching the bluff impact zone is reduced to the greatest extent practicable;
   3. The construction and operation of the facility does not affect slope stability on the subject property or adjacent properties; and
   4. Mitigation based on the best available engineering and geological practices is required and applied to eliminate or minimize the risk of slope failure.

b. In the water quality impact zone, development that creates new impervious surface, ~~as allowed by exemption in section 117-148(l) (exemptions~~), or fully reconstructs existing impervious surface of more than 10,000 square feet requires a storm water permit or approved storm water plan. Multipurpose trails and sidewalks are exempt if there is down gradient vegetation or a filter strip that is at least five feet wide.

c. In all other areas, storm water runoff must be directed away from the bluff impact zones or unstable areas.

(5) *Development on steep slopes.* Construction of structures, impervious surfaces, land alteration, vegetation removal, or other construction activities are allowed on steep slopes if:

a. The development can be accomplished without increasing erosion or storm water runoff;

b. The soil types and geology are suitable for the proposed development; and

~~c. Vegetation is managed according to the requirements of section 117-148(i) (vegetation management).~~

(6) *Conditions of land alteration permit approval.*

a. Temporary and permanent erosion and sediment control measures retain sediment onsite consistent with best management practices in the Minnesota Stormwater Manual;

b. Natural site topography, soil, and vegetation conditions are used to control runoff and reduce erosion and sedimentation;

c. Construction activity is phased when possible;

d. All erosion and sediment controls are installed before starting any land disturbance activity;

e. Erosion and sediment controls are maintained to ensure effective operation;

~~f. The proposed work is consistent with the vegetation standards in section 117-148(i) (vegetation management); and~~

g. Best management practices for protecting and enhancing ecological and water resources identified in Best Practices for Meeting DNR General Public Waters Work Permit GP 2004-0001.

(7) *Compliance with other plans and programs.* All development must:

a. Be consistent with Minn. Stats. ch. 103B, and local water management plans completed under [Minnesota Rules] chapter 8410;

b. Meet or exceed the wetland protection standards under Minnesota Rules, chapter 8420; and

c. Meet or exceed the floodplain management standards under Minnesota Rules, chapters 6120.5000—6120.6200.

(K) *Subdivision and land development standards.*

(1) *Purpose.*

a. To protect and enhance the natural and scenic values of the MRCCA during development or redevelopment of the remaining large sites;

b. To establish standards for protecting and restoring biological and ecological functions of primary conservation areas on large sites; and

c. To encourage restoration of natural vegetation during development or redevelopment of large sites where restoration opportunities have been identified in MRCCA plans.

(2) *Applicability.*

a. The design standards in this section apply to subdivisions, planned unit developments and master-planned development and redevelopment of land involving ten or more acres for contiguous parcels that abut the Mississippi River and 20 or more acres for all other parcels, including smaller individual sites within the following developments that are part of a common plan of development that may be constructed at different times:

1. Subdivisions;
2. Planned unit developments; and
3. Master-planned development and redevelopment of land.

b. The following activities are exempt from the requirements of this section:

1. Minor subdivisions consisting of three or fewer lots;
2. Minor boundary line corrections;
3. Resolutions of encroachments;
4. Additions to existing lots of record;
5. Placement of essential services; and
6. Activities involving river-dependent commercial and industrial uses.

~~(3) *Application materials.* Project information listed in section 117-148(c)(6) (application materials) must be submitted for all proposed developments.~~

(4) *Design standards.*

a. Primary conservation areas, where they exist, must be set aside and designated as protected open space in quantities meeting the following as a percentage of total parcel area:
   1. CA-ROS District: 50 percent;
   2. CA-RN District: 20 percent;
   3. CA-SR District: Ten percent if the parcel includes native plant communities or provides feasible connections to a regional park or trail system, otherwise no requirement.

b. If the primary conservation areas exceed the amounts specified in section 920(K)(4)a above, then protection of native plant communities and natural vegetation in riparian areas shall be prioritized.

c. If primary conservation areas exist but do not have natural vegetation (identified as restoration priorities in the MRCCA plan), then a vegetation assessment must be completed to evaluate the unvegetated primary conservation areas and determine whether vegetation restoration is needed. ~~If restoration is needed, vegetation must be restored according to section 117-148(i)(6)b (under vegetation restoration plan).~~

d. If primary conservation areas do not exist on the parcel and portions of the parcel have been identified in the MRCCA plan as a restoration area, vegetation must be restored in the identified areas ~~according to section 117-148(i)(6)b (under vegetation restoration plan)~~ and the area must be set aside and designated as protected open space.

e. Storm water treatment areas or other green infrastructure may be used to meet the protected open space requirements if the vegetation provides biological and ecological functions.

f. Land dedicated under this section for public river access, parks, or other open space, or public facilities may be counted toward the protected open space requirement.

g. Protected open space areas must connect open space, natural areas, and recreational areas, where present on adjacent parcels, as much as possible, to form an interconnected network.

(5) *Permanent protection of designated open space.*

a. Designated open space areas must be protected through one or more of the following methods:
   1. Public acquisition by a government entity for conservation purposes;
   2. A permanent conservation easement, as provided in Minn. Stats. ch. 84C;
   3. A deed restriction; and
   4. Other arrangements that achieve an equivalent degree of protection.

b. Permanent protection methods must ensure the long-term management of vegetation to meet its biological and ecological functions, prohibit structures, and prohibit land alteration, except as needed to provide public recreational facilities and access to the river.

(L) *Exemptions*

(1) *Purpose.* To provide exemptions to structure placement, height and other standards for specific river or water access dependent facilities as provided in Minn. Stats. § 116G.15, subd. 4.

(2) *Applicability.*

~~a.~~ Uses and activities not specifically exempted must comply with this section. ~~Uses and activities exempted under shore impact zone and bluff impact zone must comply with the vegetation management and land alteration standards in sections 117-148(i) (vegetation management) and 117-148(j) (land alterations standards and stormwater management).~~

(3) *Use and activity exemptions classification.*

a. Uses and activities in the following tables ~~section 117-148(l)(3) below~~ are categorized as:

1. *Exempt — E.* This means that the use or activity is allowed;
2. *Exempt if no alternative — (E).* This means that the use or activity is allowed only if no alternatives exist; and
3. *Not exempt — N.* This means that a use or activity is not exempt and must meet the standards of this section.

b. *General uses and activities.*

Use or Activity	Set Backs	Height Limits	SIZ	BIZ	Applicable Standards with Which the Use or Activity Must Comply
~~Industrial and utility structures requiring greater height for operational reasons (such as elevators, refineries and railroad signaling towers)~~	~~N~~	~~E~~	~~N~~	~~N~~	~~Structure design and placement must minimize interference with public river corridor views~~
Barns, silos, and farm structures	N	E	N	N	
Bridges and bridge approach roadways	E	E	E	(E)	Section 920(H)
Wireless communication towers	E	E	N	N	Section 920(E)(2)f
Chimneys, ~~church~~ spires, flag poles, public monuments, and mechanical stacks and equipment	N	E	N	N	
Historic properties and contributing properties in historic districts	E	E	E	E	Exemptions do not apply to additions or site alterations

c. *Public utilities.*

Use or Activity	Set Backs	Height Limits	SIZ	BIZ	Applicable Standards with Which the Use or Activity Must Comply
Electrical power facilities	E	E	E	(E)	Section 920(H)
Essential services (other than storm water facilities)	E	E	E	(E)	Section 920(H)
Storm water facilities	E	N	E	(E)	Section 920(J)
Wastewater treatment	E	N	E	N	Section 920(H)
Public transportation facilities	E	N	(E)	(E)	Section 920(H)

d. *Public recreational facilities.*

Use or Activity	Set Backs	Height Limits	SIZ	BIZ	Applicable Standards with Which the Use or Activity Must Comply
Accessory structures, such as monuments, flagpoles, light standards, and similar park features	E	E	(E)	(E)	Section 920(H); within BIZ, only on slopes averaging less than 30%. Exemptions do not apply to principal structures
Picnic shelters and other open-sided structures	E	N	(E)	N	Section 920(H)
Parking lots	(E)	N	(E)	(E)	Section 920(H); within BIZ, only within 20 feet of toe of bluff; not on face of bluff; and must not affect stability of bluff
Roads and driveways	(E)	N	(E)	(E)	Section 920(H)
Natural-surfaced trails, access paths, and viewing areas	E	N	E	E	Section 920(H)
Hard-surfaced trails and viewing platforms	E	N	E	(E)	Section 920(H); within BIZ, only on slopes averaging less than 30%
Water access ramps	E	N	E	(E)	Section 920(H)
Public signs and kiosks for interpretive or directional purposes	E	N	E	(E)	Section 920(H)

e. *River-dependent uses.*

Use or Activity	Set Backs	Height Limits	SIZ	BIZ	Applicable Standards with Which the Use or Activity Must Comply
Shoreline facilities	E	N[1]	E	(E)	Section 920(E)(2(f). Exemptions do not apply to buildings, structures, and parking areas that are not part of a shoreline facility
Private roads and conveyance structures serving river-dependent uses	E	N[1]	E	(E)	Section 920(E)(2)f

[1] River-dependent commercial, industrial, and utility structures are exempt from height limits only if greater height is required for operational reasons.

f. *Private residential and commercial water access and use facilities.*

Use or Activity	Set Backs	Height Limits	SIZ	BIZ	Applicable Standards with Which the Use or Activity Must Comply

Private roads serving 3 or more lots	(E)	N	N	(E)	Section 920(G); in BIZ, only on slopes averaging less than 30% Exemption does not apply to private roads serving fewer 3 lots or to private driveways and parking areas
Access paths	E	N	E	E	Section 920(G)
Water access ramps	E	N	E	N	Section 920(G)
Stairways, lifts, and landings	E	N	E	E	Section 920(G)
Water-oriented accessory structures	E	N	E	N	Section 920(G)
Patios and decks	E	N	N	N	Section 920(G)(5)
Directional signs for watercraft (private)	E	N	E	N	Section 920(G)(6); exemption does not apply to off-premise advertising signs
Temporary storage of docks, boats, and other equipment during the winter months	E	N	E	N	
Erosion control structures, such as rock riprap and retaining walls	E	N	E	(E)	Sections 920(J)(3), 920(J)(5) and 920(J)(6)
Flood control structures	E	N	E	(E)	Section 920(J)

920 Floodplain Overlay Districts

(A) *Statutory authorization.* The legislature of the State of Minnesota has, in Minn. Stats. ch. 103F and ch. 462, delegated the responsibility to local government units to adopt regulations designed to minimize flood losses. Therefore, the city council does ordain as follows.

(B) *Purpose.*

(1) This subdivision regulates development in the flood hazard areas of the city. These flood hazard areas are subject to periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base. It is the purpose of this Section to promote the public health, safety, and general welfare by minimizing these losses and disruptions.

(2) *National Flood Insurance Program compliance.* This subdivision is adopted to comply with the rules and regulations of the National Flood Insurance Program codified as 44 Code of Federal Regulations Parts 59—78, as amended, so as to maintain the city's eligibility in the National Flood Insurance Program.

(3) This subdivision is also intended to preserve the natural characteristics and functions of watercourses and floodplains in order to moderate flood and stormwater impacts, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational opportunities, provide aesthetic benefits and enhance community and economic development.

921 Floodplain Overlay Districts General Provisions

(A) This subdivision adopts the floodplain maps applicable to the city and includes three floodplain districts: floodway, flood fringe, and general floodplain.

(1) Where floodway and flood fringe districts are delineated on the floodplain maps, the standards in sections 923 or 924 will apply, depending on the location of a property.

(2) Locations where floodway and flood fringe districts are not delineated on the floodplain maps are considered to fall within the general floodplain district. Within the general floodplain district, the floodway district standards in section 923 apply unless the floodway boundary is determined, according to the process outlined in section 925. Once the floodway boundary is determined, the flood fringe district standards in section 924 may apply outside the floodway.

(B) *Lands to which this subdivision applies.* This subdivision applies to all lands within the jurisdiction of the city shown on the official zoning map and/or the attachments to the map as being located within the boundaries of the floodway, flood fringe, or general floodplain districts.

(1) The floodway, flood fringe and general floodplain districts are overlay districts that are superimposed on all existing zoning districts. The standards imposed in the overlay districts are in addition to any other requirements in the underlying zoning district. In case of a conflict, the more restrictive standards will apply.

(C) *Incorporation of maps by reference.* The following maps, together with all attached material, are hereby adopted by reference and declared to be a part of the official zoning map and this subdivision. The attached material includes the Flood Insurance Study for Anoka County, Minnesota, and Incorporated Areas and the flood insurance rate maps enumerated below, all dated December 16, 2015 and all prepared by the Federal Emergency Management Agency. These materials are on file in the community development department.

• 27003C0142E	• 27003C0186E
• 27003C0144E	• 27003C0257E
• 27003C0165E	• 27003C0280E
• 27003C0166E	• 27003C0281E
• 27003C0167E	• 27003C0282E
• 27003C0170E	• 27003C0283E

(D) *Regulatory flood protection elevation.* The regulatory flood protection elevation (RFPE) is an elevation no lower than one foot above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the floodplain that result from designation of a floodway.

(E) *Interpretation.* The boundaries of the zoning districts are determined by scaling distances on the flood insurance rate map.

(1) Where a conflict exists between the floodplain limits illustrated on the official zoning map and actual field conditions, the flood elevations shall be the governing factor. The zoning administrator must interpret the boundary location based on the ground elevations that existed on the site on the date of the first National Flood Insurance Program map showing the area within the regulatory floodplain, and other available technical data.

(2) Persons contesting the location of the district boundaries will be given a reasonable opportunity to present their case to the planning commission and to submit technical evidence.

(F) *Abrogation and greater restrictions.* It is not intended by this subdivision to repeal, abrogate, or impair any existing easements, covenants, or other private agreements. However, where this subdivision imposes greater restrictions, the provisions of this subdivision prevail.

(G) *Warning and disclaimer of liability.* This subdivision does not imply that areas outside the floodplain districts or land uses permitted within such districts will be free from flooding or flood damages. This subdivision does not create liability on the part of the city or its officers or employees for any

flood damages that result from reliance on this subdivision or any administrative decision lawfully made thereunder.

(H) *Severability.* If any section, clause, provision, or portion of this subdivision is adjudged unconstitutional or invalid by a court of law, the remainder of this subdivision shall not be affected and shall remain in full force.

~~(I) *Annexations.* The flood insurance rate map panels adopted by reference into section 921(c) above may include floodplain areas that lie outside of the corporate boundaries of the city at the time of adoption of this subdivision. If any of these floodplain land areas are annexed into the city after the date of adoption of this subdivision, the newly annexed floodplain lands will be subject to the provisions of this subdivision immediately upon the date of annexation.~~

922 Establishment of Flood Zone Districts

(A) *Districts.*

(1) FW *Floodway district.* The floodway district includes those areas designated as floodway on the flood insurance rate map adopted in section 921. For lakes, wetlands, and other basins (that do not have a floodway designated), the floodway district includes those areas designated as zone A or AE on the flood insurance rate map that are at or below the ordinary high water level as defined in Minn. Stats. § 103G.005, subd. 14.

(2) FF *Flood fringe district.* The flood fringe district includes those areas designated as floodway fringe on the flood insurance rate map adopted in section 921 as being within zone AE but being located outside of the floodway. For lakes, wetlands and other basins (that do not have a floodway designated), the flood fringe district includes those areas designated as zone A or AE on the flood insurance rate map panels adopted in section 921 that are below the 1% annual chance (100-year) flood elevation but above the ordinary high water level as defined in Minn. Stats. § 103G.005, subd. 14.

(3) GF *General floodplain district.* The general floodplain district includes those areas designated as zone A or zone AE without a floodway on the flood insurance rate map adopted in section 921, but not subject to the criteria in sections 922(A)(1) and (2) above.

(B) *Compliance.* Within the floodplain districts established in this subdivision, the use of any land, the use, size, type and location of structures on lots, the installation and maintenance of transportation, utility, water supply and waste treatment facilities, and the subdivision of land must comply with the terms of this subdivision and other applicable regulations. All uses not listed as permitted uses or conditional uses in sections 923, 924, and 925, respectively, are prohibited. In addition, a caution is provided here that:

(1) New and replacement manufactured homes and certain recreational vehicles are subject to the general provisions of this subdivision and specifically section 117-188.

(2) Modifications, additions, structural alterations, normal maintenance and repair, or repair after damage to existing nonconforming structures and nonconforming uses of structures or land are regulated by the general provisions of this subdivision and specifically section 117-190.

(3) All structures must be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(4) As-built elevations for elevated or floodproofed structures must be certified by ground surveys and flood-proofing techniques must be designed and certified by a registered professional engineer or architect as specified in the general provisions of this subdivision and specifically as stated in section 117-189.

923 Floodway District (FW)

(A) *Permitted uses.* The following uses, subject to the standards set forth in section 923(B), are permitted uses if otherwise allowed in the underlying zoning district or any applicable overlay district:

(1) General farming, pasture, grazing, outdoor plant nurseries, horticulture, truck farming, forestry, sod farming, and wild crop harvesting.

(2) Industrial-commercial loading areas, parking areas, and airport landing strips.

(3) Open space uses, including but not limited to private and public golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting preserves, hunting and fishing areas, and single or multiple purpose recreational trails.

(4) Residential lawns, gardens, parking areas, and play areas.

(5) Railroads, streets, bridges, utility transmission lines and pipelines, provided that the department of natural resources' area hydrologist is notified at least ten days prior to issuance of any permit, and that the standards in sections 923(D)(1), 923(D)(3) and 923(D)(6) are met.

(B) *Standards for floodway permitted uses:*

(1) The use must have a low flood damage potential.

(2) With the exception of the uses listed in section 923(A)(5), the use must not obstruct flood flows or increase flood elevations and must not involve structures, fill, obstructions, excavations or storage of materials or equipment.

(3) Any facility that will be used by employees or the general public must be designed with a flood warning system that provides adequate time for evacuation if the area is inundated to a depth and velocity such that the depth (in feet) multiplied by the velocity (in feet per second) would exceed a product of four upon occurrence of the regional (one percent chance) flood.

(C) *Conditional uses.* The following uses may be allowed as conditional uses following the standards and procedures set forth in section 931(D) of this subdivision and further subject to the standards set forth in section 923(D), if otherwise allowed in the underlying zoning district or any applicable overlay district.

(1) Structures accessory to the uses listed in section 923(A) and the uses listed in subsections (c)(2) through (9) below.

(2) Extraction and storage of sand, gravel, and other materials.

(3) Marinas, boat rentals, docks, piers, wharves, and water control structures.

(4) Storage yards for equipment, machinery, or materials.

(5) Placement of fill or construction of fences that obstruct flood flows. Farm fences, as defined in section 105, are permitted uses.

(6) Travel-ready recreational vehicles meeting the exception standards in section 927(D)(2).

(7) Levees or dikes intended to protect agricultural crops for a frequency flood event equal to or less than the ten-year frequency flood event.

(D) *Standards for floodway conditional uses:*

(1) *All uses.* A conditional use must not cause any increase in the stage of the one percent chance or regional flood or cause an increase in flood damages in the reach or reaches affected.

(2) *Fill; storage of materials and equipment:*

a. The storage or processing of materials that are, in time of flooding, flammable, explosive, or potentially injurious to human, animal, or plant life is prohibited.

b. Fill, dredge spoil, and other similar materials deposited or stored in the floodplain must be protected from erosion by vegetative cover, mulching, riprap or other acceptable method. Permanent sand and gravel operations and similar uses must be covered by a long-term site development plan.

c. Temporary placement of fill, other materials, or equipment which would cause an increase to the stage of the one percent chance or regional flood may only be allowed

if the city has approved a plan that assures removal of the materials from the floodway based upon the flood warning time available.

(3) *Accessory structures:*

a. Accessory structures must not be designed for human habitation.

b. Accessory structures, if permitted, must be constructed and placed on the building site so as to offer the minimum obstruction to the flow of flood waters:

1. Whenever possible, structures must be constructed with the longitudinal axis parallel to the direction of flood flow; and

2. So far as practicable, structures must be placed approximately on the same flood flow lines as those of adjoining structures.

c. Accessory structures must be elevated on fill or structurally dry floodproofed in accordance with the FP-1 or FP-2 floodproofing classifications in the Minnesota State Building Code. All floodproofed accessory structures must meet the following additional standards:

1. The structure must be adequately anchored to prevent flotation, collapse or lateral movement and designed to equalize hydrostatic flood forces on exterior walls; and

2. Any mechanical and utility equipment in the structure must be elevated to or above the regulatory flood protection elevation or properly floodproofed.

d. As an alternative, an accessory structure may be internally/wet floodproofed to the FP-3 or FP-4 floodproofing classifications in the Minnesota State Building Code, provided the accessory structure constitutes a minimal investment and does not exceed 576 square feet in size. A detached garage may only be used for parking of vehicles and limited storage. All structures must meet the following standards:

1. To allow for the equalization of hydrostatic pressure, there must be a minimum of two "automatic" openings in the outside walls of the structure, with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding; and

2. There must be openings on at least two sides of the structure and the bottom of all openings must be no higher than one foot above the lowest adjacent grade to the structure. Using human intervention to open a garage door prior to flooding will not satisfy this requirement for automatic openings.

(4) Structural works for flood control that will change the course, current or cross section of protected wetlands or public waters are subject to the provisions of Minn. Stats. § 103G.245.

(5) A levee, dike or floodwall constructed in the floodway must not cause an increase to the one percent chance or regional flood. The technical analysis must assume equal conveyance or storage loss on both sides of a stream.

(6) Floodway developments must not adversely affect the hydraulic capacity of the channel and adjoining floodplain of any tributary watercourse or drainage system.

924 Flood Fringe District (FF)

(A) *Permitted uses.* Permitted uses are those uses of land or structures allowed in the underlying zoning district(s) that comply with the standards in subsection (b) below.

(B) *Standards for flood fringe permitted uses.*

(1) All structures, including accessory structures, must be elevated on fill so that the lowest floor, as defined, is at or above the regulatory flood protection elevation. The finished fill elevation for structures must be no lower than one foot below the regulatory flood protection elevation and the fill must extend at the same elevation at least 15 feet beyond the outside limits of the structure.

a. All service utilities, including ductwork, must be elevated or water-tight to prevent infiltration of floodwaters.
b. As an alternative to elevation on fill, an accessory structure that constitutes a minimal investment and that does not exceed 576 square feet in size may be internally floodproofed in accordance with section 923(D)(3).

(2) The cumulative placement of fill or similar material on a parcel must not exceed 1,000 cubic yards, unless the fill is specifically intended to elevate a structure in accordance with subsection (a) above, or if allowed as a conditional use under section 924(C)(3) below.

(3) The storage of any materials or equipment must be elevated on fill to the regulatory flood protection elevation.

(4) The storage or processing of materials that are, in time of flooding, flammable, explosive, or potentially injurious to human, animal, or plant life is prohibited.

(5) Fill must be properly compacted and the slopes must be properly protected by the use of riprap, vegetative cover or other acceptable method.

(6) All new principal structures must have vehicular access at or above an elevation not more than two feet below the regulatory flood protection elevation, or must have a flood warning/emergency evacuation plan acceptable to the city.

(7) Accessory uses such as yards, railroad tracks, and parking lots may be at an elevation lower than the regulatory flood protection elevation. However, any facilities used by employees or the general public must be designed with a flood warning system that provides adequate time for evacuation if the area is inundated to a depth and velocity such that the depth (in feet) multiplied by the velocity (in feet per second) would exceed a product of four upon occurrence of the regional (one percent chance) flood.

(8) Interference with normal manufacturing/industrial plant operations must be minimized, especially along streams having protracted flood durations. In considering permit applications, due consideration must be given to the needs of industries with operations that require a floodplain location.

(9) Flood fringe developments must not adversely affect the hydraulic capacity of the channel and adjoining floodplain of any tributary watercourse or drainage system.

(10) Manufactured homes and recreational vehicles must meet the standards of section 927.

(C) *Conditional uses.* The following uses and activities may be allowed as conditional uses, if allowed in the underlying zoning district(s) or any applicable overlay district, following the procedures in section 928(D). conditional uses must meet the standards in subsections (D)(4) through (10) above and section 924(D).

(1) Any structure that is not elevated on fill or floodproofed in accordance with section 924(B)(1)a. and b.

(2) Storage of any material or equipment below the regulatory flood protection elevation.

(3) The cumulative placement of more than 1,000 cubic yards of fill when the fill is not being used to elevate a structure in accordance with [subsection] (b)(1) above.

(D) *Standards for flood fringe conditional uses.*

(1) The standards listed in sections 924(B)(4) through (10) apply to all conditional uses.

(2) Basements, as defined in section 105, are subject to the following:
a. Residential basement construction is not allowed below the regulatory flood protection elevation.
b. Non-residential basements may be allowed below the regulatory flood protection elevation provided the basement is structurally dry floodproofed in accordance with section 924(D)(3).

(3) All areas of nonresidential structures, including basements, to be placed below the regulatory flood protection elevation must be floodproofed in accordance with the structurally dry floodproofing classifications in the Minnesota State Building Code. Structurally dry

floodproofing must meet the FP-1 or FP-2 floodproofing classification in the Minnesota State Building Code, which requires making the structure watertight with the walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. Structures wet floodproofed to the FP-3 or FP-4 classification are not permitted.

(4) The placement of more than 1,000 cubic yards of fill or other similar material on a parcel (other than for the purpose of elevating a structure to the regulatory flood protection elevation) must comply with an approved erosion/sedimentation control plan.

a. The plan must clearly specify methods to be used to stabilize the fill on site for a flood event at a minimum of the regional (one percent chance) flood event.

b. The plan must be prepared and certified by a registered professional engineer or other qualified individual acceptable to the city.

c. The plan may incorporate alternative procedures for removal of the material from the floodplain if adequate flood warning time exists.

(5) Storage of materials and equipment below the regulatory flood protection elevation must comply with an approved emergency plan providing for removal of such materials within the time available after a flood warning.

(6) Alternative elevation methods other than the use of fill may be utilized to elevate a structure's lowest floor above the regulatory flood protection elevation. These alternative methods may include the use of stilts, pilings, parallel walls, etc., or above-grade, enclosed areas such as crawl spaces or tuck under garages. The base or floor of an enclosed area shall be considered above-grade and not a structure's basement or lowest floor if:

a. The enclosed area is above-grade on at least one side of the structure.

b. It is designed to internally flood and is constructed with flood resistant materials.

c. It is used solely for parking of vehicles, building access or storage. The above-noted alternative elevation methods are subject to the following additional standards:

1. *Design and certification.* The structure's design and as-built condition must be certified by a registered professional engineer or architect as being in compliance with the general design standards of the Minnesota State Building Code and, specifically, that all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities must be at or above the regulatory flood protection elevation or be designed to prevent flood water from entering or accumulating within these components during times of flooding.

2. *Specific standards for above-grade, enclosed areas.* Above-grade, fully enclosed areas such as crawl spaces or tuck under garages must be designed to internally flood and the design plans must stipulate:

(i) The minimum area of openings in the walls where internal flooding is to be used as a floodproofing technique. There shall be a minimum of two openings on at least two sides of the structure and the bottom of all openings shall be no higher than one foot above grade. The automatic openings shall have a minimum net area of not less than one square inch for every square foot of enclosed area subject to flooding unless a registered professional engineer or architect certifies that a smaller net area would suffice. The automatic openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of flood waters without any form of human intervention; and

(ii) That the enclosed area will be designed of flood resistant materials in accordance with the FP-3 or FP-4 classifications in the Minnesota State Building Code and shall be used solely for building access, parking of vehicles, or storage.

925 General Floodplain District (GF)

(A) *Permitted uses.*

(1) The uses listed in section 923(A), floodway district permitted uses, are permitted uses.

(2) All other uses are subject to the floodway/flood fringe evaluation criteria specified in [section] 925(b) below. Section 923 applies if the proposed use is determined to be in the floodway district. Section 924 applies if the proposed use is determined to be in the flood fringe district.

(B) *Procedures for floodway and flood fringe determinations.*

(1) Upon receipt of an application for a permit or other approval within the general floodplain district, the zoning administrator must obtain, review and reasonably utilize any regional flood elevation and floodway data available from a federal, state, or other source.

(2) If regional flood elevation and floodway data are not readily available, the applicant must furnish additional information, as needed, to determine the regulatory flood protection elevation and whether the proposed use would fall within the floodway or flood fringe district. Information must be consistent with accepted hydrological and hydraulic engineering standards and the standards in section 925(B)(3) below.

(3) The determination of floodway and flood fringe must include the following components, as applicable:

a. Estimate the peak discharge of the regional (one percent chance) flood.

b. Calculate the water surface profile of the regional flood based upon a hydraulic analysis of the stream channel and overbank areas.

c. Compute the floodway necessary to convey or store the regional flood without increasing flood stages more than one-half foot. A lesser stage increase than one-half foot is required if, as a result of the stage increase, increased flood damages would result. An equal degree of encroachment on both sides of the stream within the reach must be assumed in computing floodway boundaries.

(4) The zoning administrator will review the submitted information and assess the technical evaluation and the recommended floodway and/or flood fringe district boundary. The assessment must include the cumulative effects of previous floodway encroachments. The zoning administrator may seek technical assistance from a designated engineer or other expert person or agency, including the Minnesota Department of Natural Resources, before presenting the technical evaluation and findings to the city council. The city council must formally accept the technical evaluation and the recommended floodway and/or flood fringe district boundary or deny the permit application. The city council, prior to official action, may submit the application and all supporting data and analyses to the Federal Emergency Management Agency (FEMA), the Minnesota Department of Natural Resources, or the planning commission for review and comment.

(5) Once the floodway and flood fringe district boundaries have been determined, the city council shall refer the matter back to the zoning administrator to process the permit application consistent with the applicable provisions of sections 923 and 924.

926 Public Utilities, Railroads, Roads, and Bridges in Floodplains.

(A) *Public utilities.* All public utilities and facilities such as gas, electrical, sewer, and water supply systems to be located in the floodplain must be floodproofed in accordance with the Minnesota State Building Code or elevated to the regulatory flood protection elevation.

(B) *Public transportation facilities.* Railroad tracks, roads, and bridges to be located within the floodplain must comply with sections 923 and 924. These transportation facilities must be elevated to the regulatory flood protection elevation where failure or interruption of these facilities would result in danger to the public health or safety or where such facilities are essential to the orderly functioning of the area. Minor or auxiliary roads or railroads may be constructed at a lower elevation

where failure or interruption of transportation services would not endanger the public health or safety.

(C) *On-site water supply and sewage treatment systems.* Where public utilities are not provided:

(1) On-site water supply systems must be designed to minimize or eliminate infiltration of flood waters into the systems; and

(2) New or replacement on-site sewage treatment systems must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and they must not be subject to impairment or contamination during times of flooding. Any sewage treatment system designed in accordance with the state's current statewide standards for on-site sewage treatment systems is considered to be in compliance with this section.

927 Manufactured homes, Manufactured home parks, and Recreational Vehicles in Floodplains.

(A) *Manufactured homes.* New manufactured home parks and expansions to existing manufactured home parks are prohibited in any floodplain district. For existing manufactured home parks or lots of record located in a floodplain district, the placement of new or replacement manufactured homes will be treated as a new structure and are subject to the following requirements:

(1) Placement or replacement of manufactured home units is prohibited in the floodway district.

(2) If allowed in the flood fringe district, placement or replacement of manufactured home units is subject to the requirements of section 117-184 and the following standards.

a. New and replacement manufactured homes must be elevated in compliance with section 117-184 and must be securely anchored to an adequately anchored foundation system that resists flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state or local anchoring requirements for resisting wind forces.

b. New or replacement manufactured homes in existing manufactured home parks must meet the vehicular access requirements for subdivisions in section 927(A)(2).

(B) *Recreational vehicles.* New recreational vehicle parks or campgrounds and expansions to existing recreational vehicle parks or campgrounds are prohibited in any floodplain district. Placement of recreational vehicles in existing recreational vehicle parks or campgrounds in the floodplain must meet the exemption criteria below or be treated as new structures meeting the requirements of this subdivision.

(1) Recreational vehicles are exempt from the provisions of this section if they are placed in any of the following areas and meet the criteria listed in section 927(B)(2):

a. Individual lots or parcels of record.

b. Existing commercial recreational vehicle parks or campgrounds.

c. Existing condominium-type associations.

(2) Criteria for exempt recreational vehicles:

a. The vehicle must have a current license required for highway use.

b. The vehicle must be highway ready, meaning on wheels or the internal jacking system, attached to the site only by quick disconnect type utilities commonly used in campgrounds and recreational vehicle parks.

c. No permanent structural type additions may be attached to the vehicle.

d. The vehicle and associated use must be permissible in any pre-existing, underlying zoning district.

e. Accessory structures are not permitted within the floodway district. Any accessory structure in the flood fringe district must be constructed of flood-resistant materials

and be securely anchored, meeting the requirements applicable to manufactured homes in this section.

(3) Recreational vehicles that are exempt in section 927(B)(2) lose this exemption when development occurs on the site exceeding $500.00 for an accessory structure such as a garage or storage building. The recreational vehicle and all accessory structures will then be treated as new structures subject to the elevation and floodproofing requirements of section 924. No development or improvement on the parcel or attachment to the recreational vehicle is allowed that would hinder the removal of the vehicle should flooding occur.

928 Administration in Floodplains

(A) *Zoning administrator.* A zoning administrator or other official designated by the city council must administer and enforce the provisions of this subdivision.

(B) *Permit requirements.*

(1) *Permit required.* A permit must be obtained from the zoning administrator prior to conducting the following activities:

a. The erection, addition, modification, rehabilitation, or alteration of any building, structure, or portion thereof. Normal maintenance and repair also requires a permit if such work, separately or in conjunction with other planned work, constitutes a substantial improvement as defined in section 105.

b. The use or change of use of a building, structure, or land.

c. The construction of a dam, fence, or on-site septic system. A farm fence would require a zoning permit but is not considered a structure when administering this subdivision.

d. The change or extension of a nonconforming use.

e. The repair of a structure that has been damaged by flood, fire, tornado, or any other source.

f. The placement of fill, excavation of materials, or the storage of materials or equipment within the floodplain.

g. Relocation or alteration of a watercourse, including new or replacement culverts and bridges), unless a public waters work permit has been applied for.

(2) *Application for permit.* Permit applications must be submitted to the zoning administrator on forms provided by the zoning administrator. The permit application must include the following as applicable:

a. A scaled site plan showing all pertinent dimensions, existing or proposed buildings, structures, and significant natural features having an influence on the permit.

b. Location of fill or storage of materials in relation to the stream channel.

c. Copies of any required municipal, county, state or federal permits or approvals.

d. Other relevant information requested by the zoning administrator as necessary to properly evaluate the permit application.

(3) *Certificate of zoning compliance for a new, altered, or nonconforming use.* No building, land or structure may be occupied or used in any manner until a certificate of zoning compliance has been issued by the zoning administrator stating that the use of the building or land conforms to the requirements of this subdivision.

(4) *Certification.* The applicant is required to submit certification by a registered professional engineer, registered architect, or registered land surveyor that the finished fill and building elevations were accomplished in compliance with the provisions of this subdivision. Floodproofing measures must be certified by a registered professional engineer or registered architect.

(5) *Record of first floor elevation.* The zoning administrator must maintain a record of the elevation of the lowest floor (including basement) of all new structures and alterations or

additions to existing structures in the floodplain. The zoning administrator must also maintain a record of the elevation to which structures and alterations or additions to structures are floodproofed.

(6) *Notifications for watercourse alterations.* Before authorizing any alteration or relocation of a river or stream, the zoning administrator must notify adjacent communities. If the applicant has applied for a permit to work in public waters pursuant to Minn. Stats. § 103G.245, this will suffice as adequate notice. A copy of the notification must also be submitted to the Chicago Regional Office of FEMA.

(7) *Notification to FEMA when physical changes increase or decrease base flood elevations.* As soon as is practicable, but not later than six months after the date such supporting information becomes available, the zoning administrator must notify the Chicago Regional Office of FEMA of the changes by submitting a copy of the relevant technical or scientific data.

(C) *Variances.*

(1) *Variance applications.* An application for a variance to the provisions of this Subdivision will be processed and reviewed in accordance with applicable state statutes and section 117-53.

(2) *Adherence to state floodplain management standards.* A variance must not allow a use that is not allowed in that district, permit a lower degree of flood protection than the regulatory flood protection elevation for the particular area, or permit standards lower than those required by state law.

(3) *Additional variance criteria.* The following additional variance criteria of the Federal Emergency Management Agency must be satisfied:

a. Variances must not be issued by a community within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.

b. Variances may only be issued by a community upon (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

c. Variances may only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(4) *Flood insurance notice.* The zoning administrator must notify the applicant for a variance that:

a. The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as $25.00 for $100.00 of insurance coverage; and

b. Such construction below the base or regional flood level increases risks to life and property. Such notification must be maintained with a record of all variance actions.

(5) *General considerations.* The city may consider the following factors in granting variances and imposing conditions on variances and conditional uses in floodplains:

a. The potential danger to life and property due to increased flood heights or velocities caused by encroachments.

b. The danger that materials may be swept onto other lands or downstream to the injury of others.

c. The proposed water supply and sanitation systems, if any, and the ability of these systems to minimize the potential for disease, contamination and unsanitary conditions.

d. The susceptibility of any proposed use and its contents to flood damage and the effect of such damage on the individual owner.

e. The importance of the services to be provided by the proposed use to the community.

f. The requirements of the facility for a waterfront location.

g. The availability of viable alternative locations for the proposed use that are not subject to flooding.

h. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.

i. The relationship of the proposed use to the comprehensive land use plan and flood plain management program for the area.

j. The safety of access to the property in times of flood for ordinary and emergency vehicles.

k. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site.

(6) *Submittal of hearing notices to the department of natural resources (DNR).* The zoning administrator must submit hearing notices for proposed variances to the DNR sufficiently in advance to provide at least ten days' notice of the hearing. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.

(7) *Submittal of final decisions to the DNR.* A copy of all decisions granting variances must be forwarded to the DNR within ten days of such action. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.

(8) *Record-keeping.* The zoning administrator must maintain a record of all variance actions, including justification for their issuance, and must report such variances in an annual or biennial report to the administrator of the National Flood Insurance Program, when requested by the Federal Emergency Management Agency.

(D) *Conditional uses.*

(1) *Processing.* An application for a conditional use permit under the provisions of this subdivision will be processed and reviewed in accordance with section 130 of the City Code.

(2) *Factors used in decision-making.* In passing upon conditional use applications, the city council will consider all relevant factors specified in other sections of this subdivision, and those factors identified in section 928(C)(5).

(3) *Conditions attached to conditional use permits.* The city council may attach such conditions to the granting of conditional use permits as it deems necessary to fulfill the purposes of this subdivision. Such conditions may include, but are not limited to, the following:

a. Modification of waste treatment and water supply facilities.

b. Limitations on period of use, occupancy, and operation.

c. Imposition of operational controls, sureties, and deed restrictions.

d. Requirements for construction of channel modifications, compensatory storage, dikes, levees, and other protective measures.

e. Floodproofing measures, in accordance with the Minnesota State Building Code and this subdivision. The applicant must submit a plan or document certified by a registered professional engineer or architect that the floodproofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area.

(4) *Submittal of hearing notices to the department of natural resources (DNR).* The zoning administrator must submit hearing notices for proposed conditional uses to the DNR sufficiently in advance to provide at least ten days' notice of the hearing. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.

(5) *Submittal of final decisions to the DNR.* A copy of all decisions granting conditional uses must be forwarded to the DNR within ten days of such action. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.

929 Nonconformities in Floodplains

(A) *Continuance of nonconformities.* A use, structure, or occupancy of land which was lawful before the passage or amendment of this subdivision but which is not in conformity with the provisions of this subdivision may be continued subject to the following conditions. Historic structures are subject to the provisions of only subsections (1) through (5) below.

(1) A nonconforming use, structure, or occupancy must not be expanded, changed, enlarged, or altered in a way that increases its flood damage potential or degree of obstruction to flood flows except as provided in subsection (2) below. Expansion or enlargement of uses, structures or occupancies within the floodway district is prohibited.

(2) Any addition or structural alteration to a nonconforming structure or nonconforming use that would result in increasing its flood damage potential must be protected to the regulatory flood protection elevation in accordance with any of the elevation on fill or floodproofing techniques (i.e., FP-1 thru FP-4 floodproofing classifications) allowable in the Minnesota State Building Code, except as further restricted in subsections (3) and (6) below.

(3) If the cost of all previous and proposed alterations and additions exceeds 50 percent of the market value of any nonconforming structure, then the entire structure must meet the standards of section 923 or 924 for new structures depending upon whether the structure is in the floodway or flood fringe district, respectively. The cost of all structural alterations and additions must include all costs such as construction materials and a reasonable cost placed on all manpower or labor.

(4) If any nonconforming use, or any use of a nonconforming structure, is discontinued for more than one year, any future use of the premises must conform to this subdivision. The assessor must notify the zoning administrator in writing of instances of nonconformities that have been discontinued for a period of more than one year.

(5) If any nonconformity is substantially damaged it may not be reconstructed except in conformity with the provisions of this subdivision. The applicable provisions for establishing new uses or new structures in sections 923 or 924 will apply depending upon whether the use or structure is in the floodway or flood fringe, respectively.

(6) Any substantial improvement to a nonconforming structure requires that the existing structure and any additions must meet the requirements of sections 923 or 924 for new structures, depending upon whether the structure is in the floodway or flood fringe district.

930 Penalties and enforcement in floodplains

(A) *Violation constitutes a misdemeanor.* Violation of the provisions of this subdivision or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or conditional uses) constitute a misdemeanor and will be punishable as defined by law.

(B) *Other lawful action.* Nothing in this subdivision restricts the city from taking such other lawful action as is necessary to prevent or remedy any violation. If the responsible party does not appropriately respond to the zoning administrator within the specified period of time, each additional day that lapses will constitute an additional violation of this subdivision and will be prosecuted accordingly.

(B) *Enforcement.* In responding to a suspected code violation, the zoning administrator and city council may utilize the full array of enforcement actions available to it including but not limited to prosecution and fines, injunctions, after-the-fact permits, orders for corrective measures or a request to the National Flood Insurance Program for denial of flood insurance availability to the guilty party. The city must act in good faith to enforce these official controls and to correct code violations to the extent possible so as not to jeopardize its eligibility in the National Flood Insurance Program.

931 Amendments of Floodplains

(a) *Floodplain designation—Restrictions on removal.* The floodplain designation on the official zoning map must not be removed from floodplain areas unless it can be shown that the designation is in error or that the area has been filled to or above the elevation of the regulatory flood protection elevation and is contiguous to lands outside the floodplain. Special exceptions to this rule may be permitted by the commissioner of the department of natural resources (DNR) if the commissioner determines that, through other measures, lands are adequately protected for the intended use.

(b) *Amendments require DNR approval.* All amendments to this subdivision must be submitted to and approved by the commissioner of the department of natural resources (DNR) prior to adoption. The commissioner must approve the amendment prior to city approval.

(c) *Map revisions require ordinance amendments.* The floodplain district regulations must be amended to incorporate any revisions by the Federal Emergency Management Agency to the floodplain maps adopted in section 921(C).

940 Shoreland Management Overlay District

(A) *Statutory authorization.* The ordinance from which this subdivision is derived is adopted pursuant to the authorization and policies contained in Minn. Stats. ch. 103F, Minn. Rules pts. 6120.2500—6120.3900, and the planning and zoning enabling legislation in Minn. Stats. ch. 462.

(B) *Policy.* The uncontrolled use of shorelands of the city affects the public health, safety and general welfare not only by contributing to pollution of public waters, but also by impairing the local tax base. Therefore, it is in the best interests of the public health, safety and welfare to provide for the wise subdivision, use and development of shorelands of public waters. The state legislature has delegated responsibility to local governments of the state to regulate the subdivision, use and development of the shorelands of public waters and thus preserve and enhance the quality of surface waters, conserve the economic and natural environmental values of shorelands, and provide for the wise use of waters and related land resources. This responsibility is recognized by the city.

(C) *Jurisdiction.* The provisions of this subdivision shall apply to the shorelands of the public water bodies as classified in section 942. Pursuant to Minn. Rules pts. 6120.2500—6120.3900, no lake, pond, or flowage less than ten acres in size in municipalities or 25 acres in size in unincorporated areas need be regulated in a local government's shoreland regulations. A body of water created by a private user where there was no previous shoreland may, at the discretion of the city council, be exempt from this subdivision.

(D) *Compliance.* The use of any shoreland of public waters; the size and shape of lots; the use, size, type and location of structures on lots; the installation and maintenance of water supply and waste treatment systems, the grading and filling of any shoreland area; the cutting of shoreland vegetation; and the subdivision of land shall be in full compliance with the terms of this subdivision and other applicable regulations.

941 Shoreland Management Overlay District Administration

(A) *Permits required.*

~~(1) A building permit is required for the construction of buildings or building additions (and including such related activities as construction of decks and signs), the installation and/or alteration of sewage treatment systems, and those grading and filling activities not exempted by section 117-225(g)(2). Application for a permit shall be made to the building official on the forms provided. The application shall include the necessary information so that the building~~

~~official can determine the site's suitability for the intended use and that a compliant sewage treatment system will be provided.~~

(2) A permit authorizing an addition to an existing structure shall stipulate that an identified ~~nonconforming~~ noncomplying sewage treatment system, as defined by Chapter 113, shall be reconstructed or replaced in accordance with the provisions of this subdivision.

(B) *Certificate of zoning compliance.* The zoning administrator shall issue a certificate of zoning compliance for each activity requiring a permit as specified in this subdivision. This certificate will specify that the use of land conforms to the requirements of this subdivision. Any use, arrangement, or construction at variance with that authorized by permit shall be deemed a violation of this subdivision and shall be punishable as provided in this subdivision.

(C) *Variances.* Variances may only be granted in accordance with section 120and Minn. Stats. ch. 462, as applicable. In addition to the criteria established in section 120, the board of adjustment must also determine whether the property is used seasonally or year-round. Conditions may be imposed in the granting of a variance to ensure compliance and to protect adjacent properties and the public interest. For existing developments, the application for variance must include documentation, either through existing records or an inspection report by a licensed Minnesota Pollution Control Agency septic inspector, documenting that a ~~conforming~~ complying individual sewage treatment system is present for the intended use of the property. If a variance is issued that will have the effect of allowing additional bedroom on the property, the property owner shall be required, if necessary, to upgrade the ~~nonconforming~~ noncomplying individual sewage treatment system in conjunction with the issuance of the variance. If the variance does not have the effect of allowing additional bedrooms, the property owner shall have a maximum of two years to upgrade the ~~nonconforming~~ noncomplying system. ~~A failed system determined to be an imminent public health threat must be reconstructed within 45 days, regardless of the intended use permitted by the variance.~~

(D) *Notifications to the department of natural resources.*

(1) Copies of all notices of any public hearings to consider variances, zoning amendments, subdivisions, or conditional uses under local shoreland management controls must be sent to the commissioner or the commissioner's designated representative and postmarked at least ten days before the hearings. Notices of hearings to consider proposed subdivisions/plats must include copies of the subdivision/plat.

(2) A copy of approved amendments and subdivisions/plats, and final decisions granting variances or conditional uses under local shoreland management controls must be sent to the commissioner or the commissioner's designated representative and postmarked within ten days of final action. When a variance is approved after the department of natural resources has formally recommended denial in the hearing record, the notification of the approved variance shall also include the board of adjustment's summary of the public record/testimony and the findings of fact which supported the issuance of the variance.

942 Shoreland Classification System and Land Use Districts; Shoreland Management

(A) *Shoreland classification system.*

(1) The public waters of the city have been classified in subsection (a)(2) of this section consistent with the criteria found Minn. Rules pt. 6120.3300, and the protected waters inventory map for the county. In order to guide the wise development and utilization of shorelands of protected waters for the preservation of water quality, natural characteristics, economic values and the general health, safety and welfare, certain protected waters in the city have been given a shoreland management classification.

(2) These protected waters of the city have been classified by the commissioner of natural resources as follows:

	Natural Environment Lakes	DNR I.D. #
a.	Shack Eddy	2-109
b.	Itasca	2-110

	Recreational Development Lakes	DNR I.D. #
a.	Jeglens Marsh	2-111
b.	Peltzer Pond	2-112
c.	Rogers	2-104
d.	Grass (Sunfish)	2-113

	General Development Lakes	DNR I.D. #
a.	Ramsey Terrace Pond	2-114
b.	Magnesium Street Pond	2-116
c.	Industry Avenue Pond South	2-117
d.	Industry Avenue Pond North	2-118

	Tributary Streams	Locations
a.	Trott Brook	Sections 1, 2, 3, 6, 7, 8, 9, 10, T32N, R-25W
b.	Ford Brook	Sections 1 and 2 T32N, R-25W

(3) The shorelands of the city in subsection (a)(2) of this section are designated as a Shoreland Overlay District. The purpose of the Shoreland Overlay District is to provide for the wise utilization of shoreland areas in order to preserve the quality and natural character of these protected waters of the city. Boundaries of the Shoreland Overlay District shall be as defined by shoreland in section 117-1.

(B) *Land use district descriptions.* Within the shoreland area, land use descriptions and allowable uses therein shall be identified in the respective zoning districts established in this chapter.

943 Shoreland Overlay District Development Standards

~~(A) *Permitted uses.* All permitted uses allowed and regulated by the applicable zoning district underlying this Shoreland Overlay District as indicated on the official environmental overlay map of the city.~~

~~(B) *Conditional uses.*~~

~~(1) All conditional uses and applicable attached conditions allowed and regulated by the applicable zoning district underlying this Shoreland Overlay District as defined by shoreland in section 117-1.~~

~~(2) Boathouses.~~

(A) *Substandard uses.* Any uses of shorelands in existence prior to the date of enactment of this Code which are permitted within the applicable zoning district, but do not meet the minimum lot area, setbacks or other dimensional requirements of this Code are substandard uses. Substandard uses, including substandard sanitary facilities, shall be allowed to continue. However, any structural alteration or addition to a substandard use that will increase the substandard dimensions shall not be allowed.

~~(D) *Prohibited uses.* Any uses which are not permitted or conditional uses as regulated by the applicable zoning district underlying this Shoreland Overlay District, as defined by shoreland in section 117-1.~~

(B) *Zoning provisions; lot area and width standards.* The following standards shall apply to all shorelands of the protected waters listed in section 117-224 within the city. Where the requirements of the underlying zoning district as shown on the official Zoning Map are more

restrictive than those set forth herein, then the more restrictive standards shall apply. The lot area (in square feet) and lot width standards (in feet) for single, double, triple, and quad unit residential lots created after the date of enactment of the ordinance from which this subdivision is derived for the lake and river/stream classifications are the following:

(1) *Unsewered lakes.*

	Riparian Lots		Nonriparian Lots	
	Area	Width	Area	Width
Natural Environment:				
Single	80,000	200	80,000	200
Double	120,000	300	160,000	400
Triple	160,000	400	240,000	600
Quad	200,000	500	320,000	800
Recreational Development:				
Single	40,000	150	40,000	150
Double	80,000	225	80,000	265
Triple	120,000	300	120,000	375
Quad	160,000	375	160,000	490
General Development:				
Single	20,000	100	40,000	150
Double	40,000	180	80,000	265
Triple	60,000	260	120,000	375
Quad	80,000	340	160,000	490

(2) *Sewered lakes.*

	Riparian Lots		Nonriparian Lots	
	Area	Width	Area	Width
Natural Environment:				
Single	40,000	125	20,000	125
Double	70,000	225	35,000	220
Triple	100,000	325	52,000	315
Quad	130,000	425	65,000	410
Recreational Development:				
Single	20,000	75	15,000	75
Double	35,000	135	26,000	135
Triple	50,000	195	38,000	190
Quad	65,000	255	49,000	245
General Development:				
Single	15,000	75	10,800	75
Double	26,000	135	17,500	135
Triple	38,000	195	25,000	190
Quad	49,000	255	32,500	245

(3) *Stream lot width standards.* There is no minimum lot size requirements for streams. The lot width standards for single-, double-, triple- and four-unit residential developments for the stream classifications are:

	Tributary	
	No Sewer	Sewer
Single	100	75
Double	150	115
Triple	200	150
Quad	250	190

(4) *Additional special provisions.*

a. Residential subdivisions with dwelling unit densities exceeding those in the tables in subsections (e)(2) and (3) of this section can only be allowed if designed and approved as residential planned unit developments under section 117-227. Only land above the ordinary high water level of public waters can be used to meet lot area standards, and lot width standards must be met at both the ordinary high water level and at the building line. The sewer lot area dimensions in subsection (e)(2) of this section can only be used if publicly owned sewer system service is available to the property.

b. Subdivisions of double, triple, and quad unit buildings on natural environment lakes must also meet the following standards:

1. Each building must be set back at least 200 feet from the ordinary high water level;
2. Each building must have common sewage treatment and water systems in one location and serve all dwelling units in the building;
3. Watercraft docking facilities for each lot must be centralized in one location and serve all dwelling units in the building; and
4. No more than 25 percent of a lake's shoreline can be in duplex, triplex, or quad developments.

c. Accessory Dwelling Units~~–One guest cottage may be allowed on lots meeting or exceeding the duplex lot area and width dimensions presented in subsections (e)(1) through (3) of this section, provided the following standards are met:~~

~~1. For lots exceeding the minimum lot dimensions of duplex lots, the guest cottage must be located within the smallest duplex-sized lot that could be created including the principal dwelling unit;~~

1. Where otherwise allowed by the underlying zoning district, an accessory dwelling unit (ADU) ~~A guest cottage~~ must not cover more than 700 square feet of land surface and must not exceed 15 feet in height; and
2. An ~~guest cottage~~ accessory dwelling unit must be located or designed to reduce its visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer leaf-on conditions.

d. Lots intended as controlled accesses to public waters or as recreation areas for use by owners of nonriparian lots within subdivisions are permissible and must meet or exceed the following standards:

1. They must meet the width and size requirements for residential lots, and be suitable for the intended uses of controlled access lots;
2. If docking, mooring, or over-water storage of more than six watercraft is to be allowed at a controlled access lot, then the width of the lot (keeping the same lot depth) must be increased by the percent of the requirements for riparian residential lots for each watercraft beyond six, consistent with the following table:

Controlled Access Lot Frontage Requirements

Ratio of lake size to shore length (acres/mile)	*Required increase in frontage (percent)*
Less than 100	25
100—200	20
201—300	15
301—400	10
Greater than 400	5

3. They must be jointly owned by all purchasers of lots in the subdivision or by all purchasers of nonriparian lots in the subdivision who are provided riparian access rights on the access lot; and
4. Covenants or other equally effective legal instruments must be developed that specify which lot owners have authority to use the access lot and what activities are allowed. The activities may include watercraft launching, loading, storage, beaching, mooring, or docking. They must also include other outdoor recreational activities that do not significantly conflict with general public use of the public water or the enjoyment of normal property rights by adjacent property owners. Examples of the non-significant conflict activities include swimming, sunbathing, or picnicking. The covenants must limit the total number of vehicles allowed to be parked and the total number of watercraft allowed to be continuously moored, docked, or stored over water, and must require centralization of all common facilities and activities in the most suitable locations on the lot to minimize topographic and vegetation alterations. They must also require all parking areas, storage buildings, and other facilities to be screened by vegetation or topography as much as practical from view from the public water, assuming summer, leaf-on conditions.

(C) *Placement, design, and height of structures.*

(1) *Placement of structures on lots.* When more than one setback applies to a site, structures and facilities must be located to meet all setbacks. Where structures exist on the adjoining lots on both sides of a proposed building site, structure setbacks may be altered without a variance to conform to the adjoining setbacks from the ordinary high water level, provided the proposed building site is not located in a shore impact zone or in a bluff impact zone. Structures shall be located as follows:

a. *Structure and on-site sewage system setbacks (in feet) from ordinary high water level*.*

Classes of Public Waters	Structures		Setbacks*
	Unsewered	Sewered	Sewage Treatment System
Lakes			
Natural environment	150	150	150
Recreational development	100	75	75
General development	75	50	50
Tributary streams	100	50	75

**One water-oriented accessory structure designed in accordance with subsection (2)b. of this section may be set back a minimum distance of ten feet from the ordinary high water level.*

b. *Additional structure setbacks.* The following additional structure setbacks apply, regardless of the classification of the water body:

Setback From:	Setback (in feet)
Top of bluff	30
Unplatted cemetery	50
Right-of-way line of federal, state, or county highway	50
Right-of-way line of town road, public street, or other roads or streets not classified	20

c. *Bluff impact zones.* Structures and accessory facilities, except stairways and landings, must not be placed within bluff impact zones.

d. *Uses without water-oriented needs.* Uses without water-oriented needs must be located on lots or parcels without public waters frontage, or, if located on lots or parcels with public waters frontage, must either be set back double the normal ordinary high water level setback or be substantially screened from view from the water by vegetation or topography, assuming summer, leaf-on conditions.

(2) *Design criteria for structures.*

a. *High water elevations.* Structures must be placed in accordance with any floodplain regulations applicable to the site. Where these controls do not exist, the elevation to which the lowest floor, including basement, is placed or floodproofed must be determined as follows:

1. For lakes, by placing the lowest floor at a level at least three feet above the highest known water level, or three feet above the ordinary high water level, whichever is higher;
2. For rivers and streams, by placing the lowest floor at least three feet above the flood of record, if data are available. If data are not available, by placing the lowest floor at least three feet above the ordinary high water level, or by conducting a technical evaluation to determine effects of proposed construction upon flood stages and flood flows and to establish a flood protection elevation. Under all three approaches, technical evaluations must be done by a qualified engineer or hydrologist consistent with Minn. Rules pts. 6120.5000—6120.6200 governing the management of floodplain areas. If more than one approach is used, the highest flood protection elevation determined must be used for placing structures and other facilities; and
3. Water-oriented accessory structures may have the lowest floor placed lower than the elevation determined in this item if the structure is constructed of flood-resistant materials to the elevation, electrical and mechanical equipment is placed above the elevation and, if long duration flooding is anticipated, the structure is built to withstand ice action and wind-driven waves and debris.

b. *Water-oriented accessory structures.* Each lot may have one water-oriented accessory structure not meeting the normal structure setback in this subdivision if this water-oriented accessory structure complies with the following provisions:

1. The structure or facility must not exceed ten feet in height, exclusive of safety rails, and cannot occupy an area greater than 250 square feet. Detached decks must not exceed eight feet above grade at any point;
2. The setback of the structure or facility from the ordinary high water level must be at least ten feet;
3. The structure or facility must be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer, leaf-on conditions;

4. The roof may be used as a deck with safety rails, but must not be enclosed or used as a storage area;
5. The structure or facility must not be designed or used for human habitation and must not contain water supply or sewage treatment facilities; and
6. As an alternative for general development and recreational development waterbodies, water-oriented accessory structures used solely for watercraft storage, and including storage of related boating and water-oriented sporting equipment, may occupy an area up to 400 square feet provided the maximum width of the structure is 20 feet as measured parallel to the configuration of the shoreline.

c. *Stairways, lifts, and landings.* Stairways and lifts are the preferred alternative to major topographic alterations for achieving access up and down bluffs and steep slopes to shore areas. Stairways and lifts must meet the following design requirements:
1. Stairways and lifts must not exceed four feet in width on residential lots. Wider stairways may be used for commercial properties, public open-space recreational properties, and planned unit developments;
2. Landings for stairways and lifts on residential lots must not exceed 32 square feet in area. Landings larger than 32 square feet may be used for commercial properties, public open-space recreational properties, and planned unit developments;
3. Canopies or roofs are not allowed on stairways, lifts, or landings;
4. Stairways, lifts, and landings may be either constructed above the ground on posts or pilings, or placed into the ground, provided they are designed and built in a manner that ensures control of soil erosion;
5. Stairways, lifts, and landings must be located in the most visually inconspicuous portions of lots, as viewed from the surface of the public water assuming summer, leaf-on conditions, whenever practical; and
6. Facilities such as ramps, lifts, or mobility paths for physically handicapped persons are also allowed for achieving access to shore areas, provided that the dimensional and performance standards of the items in subsections (f)(2)c.1 to 5 of this section are complied with in addition to the requirements of Minn. Rules ch. 1340.

d. *Significant historic sites.* No structure may be placed on a significant historic site in a manner that affects the values of the site unless adequate information about the site has been removed and documented in a public repository.

e. *Steep slopes.* The city engineer must evaluate possible soil erosion impacts and development visibility from public waters before issuing a permit for construction of sewage treatment systems, roads, driveways, structures, or other improvements on steep slopes. When determined necessary, conditions must be attached to issued permits to prevent erosion and to preserve existing vegetation screening of structures, vehicles, and other facilities as viewed from the surface of public waters, assuming summer, leaf-on vegetation.

(3) *Height of structures.* All structures in residential districts, except churches and nonresidential agricultural structures, must not exceed 35 feet in height.

(D) *Shoreland alterations.* Alterations of vegetation and topography will be regulated to prevent erosion into public waters, fix nutrients, preserve shoreland aesthetics, preserve historic values, prevent bank slumping, and protect fish and wildlife habitat.

(1) *Vegetation alterations.*

a. Vegetation alteration necessary for the construction of structures and sewage treatment systems and the construction of roads and parking areas regulated by this subdivision are exempt from the vegetation alteration standards that follow.

b. Removal or alteration of vegetation, except for agricultural and forest management uses as regulated in this subdivision is allowed subject to the following standards:

1. Intensive vegetation clearing within the shore and bluff impact zones and on steep slopes is not allowed. Intensive vegetation clearing for forest land conversion to another use outside of these areas is allowable as a conditional use if an erosion control and sedimentation plan is developed and approved by the soil and water conservation district in which the property is located.

2. In shore and bluff impact zones and on steep slopes, limited clearing of trees and shrubs and cutting, pruning, and trimming of trees is allowed to provide a view to the water from the principal dwelling site and to accommodate the placement of stairways and landings, picnic areas, access paths, livestock watering areas, beach and watercraft access areas, and permitted water-oriented accessory structures or facilities, provided that:

(i) The screening of structures, vehicles, or other facilities as viewed from the water, assuming summer, leaf-on conditions, is not substantially reduced;

(ii) Along rivers, existing shading of water surfaces is preserved; and

(iii) The provisions of this subsection (g)(1) of this section are not applicable to the removal of trees, limbs, or branches that are dead, diseased, or pose safety hazards.

(2) *Topographic alterations/grading and filling.*

a. Grading and filling and excavations necessary for the construction of structures, sewage treatment systems, and driveways under validly issued construction permits for these facilities do not require the issuance of a separate grading and filling permit. However, the grading and filling standards in this subdivision must be incorporated into the issuance of permits for construction of structures, sewage treatment systems, and driveways.

b. Public roads and parking areas are regulated by this subdivision.

c. Notwithstanding subsections (D)(2)a and b of this section, a grading and filling permit will be required for:

1. The movement of more than ten cubic yards of material on steep slopes or within shore or bluff impact zones; and

2. The movement of more than 50 cubic yards of material outside of steep slopes and shore and bluff impact zones.

d. The following considerations and conditions must be adhered to during the issuance of construction permits, grading and filling permits, conditional use permits, variances and subdivision approvals:

1. Grading or filling in any type 2, 3, 4, 5, 6, 7, or 8 wetland must be evaluated to determine how extensively the proposed activity would affect the following functional qualities of the wetland. This evaluation must also include a determination of whether the wetland alteration being proposed requires permits, reviews, or approvals by other local, state, or federal agencies such as a watershed district, the state department of natural resources, or the United States Army Corps of Engineers. The applicant will be so advised.

(i) Sediment and pollutant trapping and retention;

(ii) Storage of surface runoff to prevent or reduce flood damage;

(iii) Fish and wildlife habitat;

(iv) Recreational use;
(v) Shoreline or bank stabilization; and
(vi) Noteworthiness, including special qualities such as historic significance, critical habitat for endangered plants and animals, or others.

2. Alterations must be designed and conducted in a manner that ensures only the smallest amount of bare ground is exposed for the shortest time possible;
3. Mulches or similar materials must be used, where necessary, for temporary bare soil coverage, and a permanent vegetation cover must be established as soon as possible;
4. Methods to minimize soil erosion and to trap sediments before they reach any surface water feature must be used;
5. Altered areas must be stabilized to acceptable erosion control standards consistent with the field office technical guides of the local soil and water conservation districts and the United States Soil Conservation Service;
6. Fill or excavated material must not be placed in a manner that creates an unstable slope;
7. Plans to place fill or excavated material on steep slopes must be reviewed by qualified professionals for continued slope stability and must not create finished slopes of 30 percent or greater;
8. Fill or excavated material must not be placed in bluff impact zones;
9. Any alterations below the ordinary high water level of public waters must first be authorized by the commissioner under Minn. Stats. § 103G.245;
10. Alterations of topography must only be allowed if they are accessory to permitted or conditional uses and do not adversely affect adjacent or nearby properties; and
11. Placement of natural rock rip-rap, including associated grading of the shoreline and placement of a filter blanket, is permitted if the finished slope does not exceed three feet horizontal to one foot vertical, the landward extent of the rip-rap is within ten feet of the ordinary high water level, and the height of the rip-rap above the ordinary high water level does not exceed three feet.

e. Connections to public waters. Excavations where the intended purpose is connection to a public water, such as boat slips, canals, lagoons, and harbors, must be controlled by local shoreland controls. Permission for excavations may be given only after the commissioner has approved the proposed connection to public waters.

(3) *Placement and design of roads, driveways, and parking areas.*

a. Public and private roads and parking areas must be designed to take advantage of natural vegetation and topography to achieve maximum screening from view from public waters. Documentation must be provided by a qualified individual that all roads and parking areas are designed and constructed to minimize and control erosion to public waters consistent with the field office technical guides of the local soil and water conservation district, or other applicable technical materials.
b. Roads, driveways, and parking areas must meet structure setbacks and must not be placed within bluff and shore impact zones, when other reasonable and feasible placement alternatives exist. If no alternatives exist, they may be placed within these areas, and must be designed to minimize adverse impacts.
c. Public and private watercraft access ramps, approach roads, and access-related parking areas may be placed within shore impact zones provided the vegetative screening and erosion control conditions of this section are met. For private facilities, the grading and filling provisions of subsection (g)(2) of this section must be met.

(4) *Stormwater management.* The following general and specific standards shall apply:

a. *General standards:*

1. When possible, existing natural drainageways, wetlands, and vegetated soil surfaces must be used to convey, store, filter, and retain stormwater runoff before discharge to public waters.
2. Development must be planned and conducted in a manner that will minimize the extent of disturbed areas, runoff velocities, erosion potential, and reduce and delay runoff volumes. Disturbed areas must be stabilized and protected as soon as possible and facilities or methods used to retain sediment on the site.
3. When development density, topographic features, and soil and vegetation conditions are not sufficient to adequately handle stormwater runoff using natural features and vegetation, various types of constructed facilities such as diversions, settling basins, skimming devices, dikes, waterways, and ponds may be used. Preference must be given to designs using surface drainage, vegetation, and infiltration rather than buried pipes and manmade materials and facilities.

b. *Specific standards:*

1. Impervious surface coverage of lots must not exceed 25 percent of the lot area.
2. When constructed facilities are used for stormwater management, documentation must be provided by a qualified individual that they are designed and installed consistent with the field office technical guide of the local soil and water conservation districts.
3. New constructed stormwater outfalls to public waters must provide for filtering or settling of suspended solids and skimming of surface debris before discharge.

(5) *Special provisions for commercial, industrial, public/semipublic, agricultural, forestry and extractive uses and mining of metallic minerals and peat.*

a. *Standards for commercial, industrial, public, and semipublic uses.*

1. Surface water-oriented commercial uses and industrial, public, or semipublic uses with similar needs to have access to and use of public waters may be located on parcels or lots with frontage on public waters. Those uses with water-oriented needs must meet the following standards:
   (i) In addition to meeting impervious coverage limits, setbacks, and other zoning standards in this subdivision, the uses must be designed to incorporate topographic and vegetative screening of parking areas and structures;
   (ii) Uses that require short-term watercraft mooring for patrons must centralize these facilities and design them to avoid obstructions of navigation and to be the minimum size necessary to meet the need; and
   (iii) Uses that depend on patrons arriving by watercraft may use signs and lighting to convey needed information to the public, subject to the following general standards:
      A. No advertising signs or supporting facilities for signs may be placed in or upon public waters. Signs conveying information or safety messages may be placed in or on public waters by a public authority or under a permit issued by the county sheriff;
      B. Signs may be placed, when necessary, within the shore impact zone if they are designed and sized to be the minimum necessary to convey needed information. They must only convey the location and name of the establishment and the general types of goods or services available. The signs must not contain other detailed information such

as product brands and prices, must not be located higher than ten feet above the ground, and must not exceed 32 square feet in size. If illuminated by artificial lights, the lights must be shielded or directed to prevent illumination out across public waters; and

C. Other outside lighting may be located within the shore impact zone or over public waters if it is used primarily to illuminate potential safety hazards and is shielded or otherwise directed to prevent direct illumination out across public waters. This does not preclude use of navigational lights.

2. Uses without water-oriented needs must be located on lots or parcels without public waters frontage, or, if located on lots or parcels with public waters frontage, must either be set back double the normal ordinary high water level setback or be substantially screened from view from the water by vegetation or topography, assuming summer, leaf-on conditions.

b. *Agriculture use standards.*

1. General cultivation farming, grazing, nurseries, horticulture, truck farming, sod farming, and wild crop harvesting are permitted uses if steep slopes and shore and bluff impact zones are maintained in permanent vegetation or operated under an approved conservation plan (Resource Management Systems) consistent with the field office technical guides of the local soil and water conservation districts or the United States Soil Conservation Service, as provided by a qualified individual or agency. The shore impact zone for parcels with permitted agricultural land uses is equal to a line parallel to and 50 feet from the ordinary high water level.

2. Animal feedlots must meet the following standards:

(i) New feedlots must not be located in the shoreland of watercourses or in bluff impact zones and must meet a minimum setback of 300 feet from the ordinary high water level of all public waters basins; and

(ii) Modifications or expansions to existing feedlots that are located within 300 feet of the ordinary high water level or within a bluff impact zone are allowed if they do not further encroach into the existing ordinary high water level setback or encroach on bluff impact zones.

c. *Forest management standards.* The harvesting of timber and associated reforestation must be conducted consistent with the provisions of the Minnesota Nonpoint Source Pollution Assessment-Forestry and the provisions of Water Quality in Forest Management "Best Management Practices in Minnesota."

d. *Extractive use standards.*

1. *Site development and restoration plan.* An extractive use site development and restoration plan must be developed, approved, and followed over the course of operation of the site. The plan must address dust, noise, possible pollutant discharges, hours and duration of operation, and anticipated vegetation and topographic alterations. It must also identify actions to be taken during operation to mitigate adverse environmental impacts, particularly erosion, and must clearly explain how the site will be rehabilitated after extractive activities end.

2. *Setbacks for processing machinery.* Processing machinery must be located consistent with setback standards for structures from ordinary high water levels of public waters and from bluffs.

e. *Mining of metallic minerals and peat.* Mining of metallic minerals and peat, as defined in Minn. Stats. §§ 93.44—93.51, shall be a permitted use provided the provisions of Minn. Stats. §§ 93.44—93.51, are satisfied.

(6) *Conditional uses.* Conditional uses allowable within shoreland areas shall be subject to the review and approval procedures, and criteria and conditions for review of conditional uses established communitywide. The following additional evaluation criteria and conditions apply within shoreland areas:

a. *Evaluation criteria.* A thorough evaluation of the waterbody and the topographic, vegetation, and soils conditions on the site must be made to ensure:

1. The prevention of soil erosion or other possible pollution of public waters, both during and after construction;
2. The visibility of structures and other facilities as viewed from public waters is limited;
3. The site is adequate for water supply and on-site sewage treatment; and
4. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft.

b. *Conditions attached to conditional use permits.* The city council, upon consideration of the criteria listed in subsection (g)(6)a of this section and the purposes of this subdivision, shall attach such conditions to the issuance of the conditional use permits as it deems necessary to fulfill the purposes of this subdivision. Such conditions may include, but are not limited to, the following:

1. Increased setbacks from the ordinary high water level;
2. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted; and
3. Special provisions for the location, design, and use of structures, sewage treatment systems, watercraft launching and docking areas, and vehicle parking areas.

(7) *Water supply and sewage treatment.*

a. *Water supply.* Any public or private supply of water for domestic purposes must meet or exceed standards for water quality of the state department of health and the state pollution control agency.

b. *Sewage treatment.* Any premises used for human occupancy must be provided with an adequate method of sewage treatment, as follows:

1. Publicly owned sewer systems must be used where available.
2. All private sewage treatment systems must meet or exceed the Minn. Rules. ch. 7080, a copy of which is adopted by reference and declared to be a part of this subdivision.
3. On-site sewage treatment systems must be set back from the ordinary high water level in accordance with the setbacks contained in this subdivision.
4. All proposed sites for individual sewage treatment systems shall be evaluated in accordance with the criteria in subsections (g)(7)b.4(i) through (iv) of this section. If the determination of a site's suitability cannot be made with publicly available, existing information, it shall then be the responsibility of the applicant to provide sufficient soil borings and percolation tests from on-site field investigations. Evaluation criteria:

(i) Depth to the highest known or calculated groundwater table or bedrock;
(ii) Soil conditions, properties, and permeability;
(iii) Slope;

(iv) The existence of lowlands, local surface depressions, and rock outcrops.

5. Nonconforming sewage treatment systems shall be regulated and upgraded in accordance with section 935

944 Shoreland Overlay PUDs

(A) *Types of PUDs permissible.* Planned unit developments (PUDs) are allowed for new projects on undeveloped land, redevelopment of previously built sites, or conversions of existing buildings and land. The land use districts in which they are an allowable use are identified in the land use district descriptions in this subdivision and the official zoning map.

(B) *Processing of PUDs.* Planned unit developments must be processed as a conditional use, except that an expansion to an existing commercial PUD involving six or less new dwelling units or sites since the adoption date of the ordinance from which this subdivision is derived is permissible as a permitted use provided the total project density does not exceed the allowable densities calculated in the project density evaluation procedures. Approval cannot occur until the environmental review process (EAW/EIS) is complete.

(C) *Application for a PUD.* The applicant for a PUD must submit the following documents prior to final action being taken on the application request:

(1) A site plan and/or plat for the project showing locations of property boundaries, surface water features, existing and proposed structures and other facilities, land alterations, sewage treatment and water supply systems (where public systems will not be provided), and topographic contours at ten-foot intervals or less. When a PUD is a combined commercial and residential development, the site plan and/or plat must indicate and distinguish which buildings and portions of the project are residential, commercial, or a combination of the two.

(2) A property owners association agreement (for residential PUDs) with mandatory membership, and all in accordance with the requirements of this subdivision.

(3) Deed restrictions, covenants, permanent easements or other instruments that:

a. Properly address future vegetative and topographic alterations, construction of additional buildings, beaching of watercraft, and construction of commercial buildings in residential PUDs; and

b. Ensure the long-term preservation and maintenance of open space in accordance with the criteria and analysis specified in this subdivision.

(4) When necessary, a master plan/drawing describing the project and the floor plan for all commercial structures to be occupied.

(5) Those additional documents as requested by the city that are necessary to explain how the PUD will be designed and will function.

(D) *Site "suitable area" evaluation.* Proposed new or expansions to existing planned unit developments must be evaluated using the following procedures and standards to determine the suitable area for the dwelling unit/dwelling site density evaluation.

(1) The project parcel must be divided into tiers by locating one or more lines approximately parallel to a line that identifies the ordinary high water level at the following intervals, proceeding landward:

	Shoreland Tier Dimensions	
	Unsewered (feet)	Sewered (feet)
General development lakes—first tier	200	200
General development lakes—second and additional tiers	267	200
Recreational development lakes	267	267
Natural environment lakes	400	320

All river classes	300	300

(2) The suitable area within each tier is next calculated by excluding from the tier area all wetlands, bluffs, or land below the ordinary high water level of public waters. This suitable area and the proposed project are then subjected to either the residential or commercial planned unit development density evaluation steps to arrive at an allowable number of dwelling units or sites.

(E) *Residential and commercial PUD density evaluation.* The procedures for determining the base density of a PUD and density increase multipliers are as follows. Allowable densities may be transferred from any tier to any other tier further from the waterbody, but must not be transferred to any other tier closer.

(1) *Residential PUD base density evaluation.* The suitable area within each tier is divided by the single residential lot size standard for lakes or, for rivers, the single residential lot width standard times the tier depth, unless the local unit of government has specified an alternative minimum lot size for rivers which shall then be used to yield a base density of dwelling units or sites for each tier. Proposed locations and numbers of dwelling units or sites for the residential planned unit developments are then compared with the tier, density, suitability analysis, and the design criteria contained herein.

(2) *Commercial PUD base density evaluation.*

a. Determine the average inside living area size of dwelling units or sites within each tier, including both existing and proposed units and sites. Computation of inside living area sizes need not include decks, patios, stoops, steps, garages, or porches and basements, unless they are habitable space.

b. Select the appropriate floor area ratio from the following table:

Commercial Planned Unit Development
Floor Area Ratios*; Public waters classes

*Average unit floor area (sq. ft.)	Sewered general development lakes; first tier on unsewered general development lakes; tributary river segments	Second and additional tiers on unsewered general development lakes; recreational development lakes	Natural environment lakes
200	.040	.020	.010
300	.048	.024	.012
400	.056	.028	.014
500	.065	.032	.016
600	.072	.038	.019
700	.082	.042	.021
800	.091	.046	.023
900	.099	.050	.025
1,000	.108	.054	.027
1,100	.116	.058	.029
1,200	.125	.064	.032
1,300	.133	.068	.034
1,400	.142	.072	.036
1,500	.150	.075	.038

**For average unit floor areas less than shown, use the floor area ratios listed for 200 square feet. For areas greater than shown, use the ratios listed for 1,500 square feet. For recreational camping areas, use the ratios listed at 400 square feet. Manufactured home sites in recreational camping areas shall use a ratio equal to the size of the manufactured home, or if unknown, the ratio listed for 1,000 square feet.*

c. Multiply the suitable area within each tier by the floor area ratio to yield total floor area for each tier allowed to be used for dwelling units or sites.

d. Divide the total floor area by tier computed in subsection (e)(2)c of this section by the average inside living area size determined in subsection (e)(2)a of this section. This yields a base number of dwelling units and sites for each tier.

e. Proposed locations and numbers of dwelling units or sites for the commercial planned unit development are then compared with the tier, density and suitability analyses herein and the design criteria.

(3) *Density increase multipliers.*

a. Increases to the dwelling unit or dwelling site base densities previously determined are allowable if the dimensional standards are met or exceeded and the design criteria are satisfied. The allowable density increases in subsection (e)(3)b of this section will only be allowed if structure setbacks from the ordinary high water level are increased to at least 50 percent greater than the minimum setback, or the impact on the waterbody is reduced an equivalent amount through vegetative management, topography, or additional means acceptable to the local unit of government and the setback is at least 25 percent greater than the minimum setback.

b. Allowable dwelling unit or dwelling site density increases for residential or commercial planned unit developments:

Density Evaluation Tiers	Maximum Density Increase Within Each Tier (percent)
First	50
Second	100
Third	200
Fourth	200
Fifth	200

(4) *Maintenance and design criteria.*

a. *Maintenance and administration requirements.*

1. Before final approval of a planned unit development, adequate provisions must be developed for preservation and maintenance in perpetuity of open spaces and for the continued existence and functioning of the development.

2. Open space preservation. Deed restrictions, covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means must be provided to ensure long-term preservation and maintenance of open space. The instruments must include all of the following protections:

(i) Commercial uses prohibited (for residential PUDs);

(ii) Vegetation and topographic alterations other than routine maintenance prohibited;

(iii) Construction of additional buildings or storage of vehicles and other materials prohibited; and

(iv) Uncontrolled beaching of watercraft prohibited.

3. Development organization and functioning. Unless an equally effective alternative community framework is established, when applicable, all residential planned unit developments must use an owners association with the following features:
   (i) Membership must be mandatory for each dwelling unit or site purchaser and any successive purchasers;
   (ii) Each member must pay a pro rata share of the association's expenses, and unpaid assessments can become liens on units or sites;
   (iii) Assessments must be adjustable to accommodate changing conditions; and
   (iv) The association must be responsible for insurance, taxes, and maintenance of all commonly owned property and facilities.

b. *Open space requirements.* Planned unit developments must contain open space meeting all of the following criteria:
   1. At least 50 percent of the total project area must be preserved as open space;
   2. Dwelling units or sites, road rights-of-way, or land covered by road surfaces, parking areas, or structures, except water-oriented accessory structures or facilities, are developed areas and shall not be included in the computation of minimum open space;
   3. Open space must include areas with physical characteristics unsuitable for development in their natural state, and areas containing significant historic sites or unplatted cemeteries;
   4. Open space may include outdoor recreational facilities for use by owners of dwelling units or sites, by guests staying in commercial dwelling units or sites, and by the general public;
   5. Open space may include subsurface sewage treatment systems if the use of the space is restricted to avoid adverse impacts on the systems;
   6. Open space must not include commercial facilities or uses, but may contain water-oriented accessory structures or facilities;
   7. The appearance of open space areas, including topography, vegetation, and allowable uses, must be preserved by use of restrictive deed covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means; and
   8. The shore impact zone, based on normal structure setbacks, must be included as open space. For residential PUDs, at least 50 percent of the shore impact zone area of existing developments or at least 70 percent of the shore impact zone area of new developments must be preserved in its natural or existing state. For commercial PUDs, at least 50 percent of the shore impact zone must be preserved in its natural state.

c. *Erosion control and stormwater management.* Erosion control and stormwater management plans must be developed and the PUD must:
   1. Be designed, and the construction managed, to minimize the likelihood of serious erosion occurring either during or after construction. This must be accomplished by limiting the amount and length of time of bare ground exposure. Temporary ground covers, sediment entrapment facilities, vegetated buffer strips, or other appropriate techniques must be used to minimize erosion impacts on surface water features. Erosion control plans approved by a soil and water conservation district may be required if project size and site physical characteristics warrant; and

2. Be designed and constructed to effectively manage reasonably expected quantities and qualities of stormwater runoff. Impervious surface coverage within any tier must not exceed 25 percent of the tier area, except that for commercial PUDs 35 percent impervious surface coverage may be allowed in the first tier of general development lakes with an approved stormwater management plan and consistency with this subdivision.

d. *Centralization and design of facilities.* Centralization and design of facilities and structures must be done according to the following standards:

1. Planned unit developments must be connected to publicly owned water supply and sewer systems, if available. On-site water supply and sewage treatment systems must be centralized and designed and installed to meet or exceed applicable standards or rules of the state department of health and this subdivision. On-site sewage treatment systems must be located on the most suitable areas of the development, and sufficient lawn area free of limiting factors must be provided for a replacement soil treatment system for each sewage system;
2. Dwelling units or sites must be clustered into one or more groups and located on suitable areas of the development. They must be designed and located to meet or exceed the following dimensional standards for the relevant shoreland classification: setback from the ordinary high water level, elevation above the surface water features, and maximum height. Setbacks from the ordinary high water level must be increased in accordance with this subdivision for developments with density increases;
3. Shore recreation facilities, including but not limited to swimming areas, docks, and watercraft mooring areas and launching ramps, must be centralized and located in areas suitable for them. Evaluation of suitability must include consideration of land slope, water depth, vegetation, soils, depth to groundwater and bedrock, or other relevant factors. The number of spaces provided for continuous beaching, mooring, or docking of watercraft must not exceed one for each allowable dwelling unit or site in the first tier (notwithstanding existing mooring sites in an existing commercially used harbor). Launching ramp facilities, including a small dock for loading and unloading equipment, may be provided for use by occupants of dwelling units or sites located in other tiers;
4. Structures, parking areas, and other facilities must be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks, color, or other means acceptable to the local unit of government, assuming summer, leaf-on conditions. Vegetative and topographic screening must be preserved, if existing, or may be required to be provided;
5. Accessory structures and facilities, except water oriented accessory structures, must meet the required principal structure setback and must be centralized; and
6. Water-oriented accessory structures and facilities may be allowed if they meet or exceed design standards contained in this subdivision and are centralized.

(5) *Conversions.* Local governments may allow existing resorts or other land uses and facilities to be converted to residential planned unit developments if all of the following standards are met:

a. Proposed conversions must be initially evaluated using the same procedures for residential planned unit developments involving all new construction. Inconsistencies between existing features of the development and these standards must be identified.

b. Deficiencies involving water supply and sewage treatment, structure color, impervious coverage, open space, and shore recreation facilities must be corrected as part of the conversion or as specified in the conditional use permit.

c. Shore and bluff impact zone deficiencies must be evaluated and reasonable improvements made as part of the conversion. These improvements must include, where applicable, the following:

1. Removal of extraneous buildings, docks, or other facilities that no longer need to be located in shore or bluff impact zones;
2. Remedial measures to correct erosion sites and improve vegetative cover and screening of buildings and other facilities as viewed from the water; and
3. If existing dwelling units are located in shore or bluff impact zones, conditions are attached to approvals of conversions that preclude exterior expansions in any dimension or substantial alterations. The conditions must also provide for future relocation of dwelling units, where feasible, to other locations, meeting all setback and elevation requirements when they are rebuilt or replaced.

d. Existing dwelling unit or dwelling site densities that exceed standards may be allowed to continue but must not be allowed to be increased, either at the time of conversion or in the future. Efforts must be made during the conversion to limit impacts of high densities by requiring seasonal use, improving vegetative screening, centralizing shore recreation facilities, installing new sewage treatment systems, or other means.

935 Shoreland Overlay District Nonconformities

All legally established nonconformities as of the date of the ordinance from which this subdivision is derived may continue, but they will be managed according to applicable state statutes and other regulations of this community for the subjects of alterations and additions, repair after damage, discontinuance of use, and intensification of use; except that the following standards will also apply in shoreland areas:

(A) *Construction on nonconforming lots of record.*

(1) Lots of record in the office of the county recorder on the date of enactment of local shoreland controls that do not meet the requirements of this subdivision may be allowed as building sites without variances from lot size requirements provided the use is permitted in the zoning district, the lot has been in separate ownership from abutting lands at all times since it became substandard, was created compliant with official controls in effect at the time, and sewage treatment and setback requirements of this subdivision are met.

(2) A variance from setback requirements must be obtained before any use, sewage treatment system, or building permit is issued for a lot. In evaluating the variance, the Planning Commission shall consider sewage treatment and water supply capabilities or constraints of the lot and shall deny the variance if adequate facilities cannot be provided.

(3) If, in a group of two or more contiguous lots under the same ownership, any individual lot does not meet the requirements of this subdivision, the lot must not be considered as a separate parcel of land for the purposes of sale or development. The lot must be combined with the one or more contiguous lots so they equal one or more parcels of land, each meeting the requirements of this subdivision as much as possible.

(B) *Additions/expansions to nonconforming structures.*

(1) All additions or expansions to the outside dimensions of an existing nonconforming structure must meet the setback, height, and other requirements of this subdivision. Any deviation from these requirements must be authorized by a variance.

(2) Deck additions may be allowed without a variance to a structure not meeting the required setback from the ordinary high water level if all of the following criteria and standards are met:

a. The structure existed on the date the structure setbacks were established;

b. A thorough evaluation of the property and structure reveals no reasonable location for a deck meeting or exceeding the existing ordinary high water level setback of the structure;

c. The deck encroachment toward the ordinary high water level does not exceed 15 percent of the existing setback of the structure from the ordinary high water level or does not encroach closer than 30 feet, whichever is more restrictive; and

d. The deck is constructed primarily of wood, and is not roofed or screened.

(C) ~~*Nonconforming*~~ *Noncomplying sewage treatment systems.*

(1) A sewage treatment system not meeting the requirements of chapter 113, article II must be upgraded, at a minimum, at any time a variance of any type is required for any improvement on, or use of, the property. For the purposes of this provision, a sewage treatment system shall not be considered nonconforming if the only deficiency is the sewage treatment system's improper setback from the ordinary high water level.

(2) The city has adopted the following by reference: Minn. Rules pts. 7080.0020, 7080.0060, 7080.0065, 7080.0110, 7080.0120, 7080.0125, 7080.0150, 7080.0160, 7080.0170, 7080.0175 7080.0176, being the sections containing the technical standards and criteria contained in the "Individual Sewage Treatment Systems Program." The city currently requires and monitors septic system pumping permits that indicate the status of each system. The city will require upgrading or replacement of any nonconforming system within a reasonable period of time, which will not exceed two years following issuance of written notification from the city to the property owner of said nonconforming system. Sewage systems installed according to all applicable local shoreland management standards adopted under Minn. Stats. §§ 103F.201—103F.221 in effect at the time of installation may be considered as conforming unless they are determined to be failing, except that systems using cesspools, leaching pits, seepage pits, or other deep disposal methods, or systems with less soil treatment area separation above groundwater than required by Minn. Rules ch. 7080 for design of on-site sewage treatment systems, shall be considered nonconforming.

950 Scenic River Protection Overlay District

The purpose of this subdivision is to control bluff land and river land development in order to protect and preserve the outstanding scenic, recreational, natural, historical, and scenic values of the Rum River in Ramsey, Minnesota, in a manner consistent with Minn. Stats. §§ 103F.301—103F.345.84, Minn. Rules pts. 6105.0010—6105.0250, 6105.1400—6105.1500.

951 Scope and Interpretation

(A) The provisions of this subdivision shall apply within the designated Scenic River Land Use District of the Rum River in accordance with the property descriptions contained in Minn. Rules pt. 6105.1400.

(B) In their interpretation and application, the provisions of this subdivision shall be held to be minimum requirements, and shall not be deemed a limitation or repeal of any powers or rights granted by Minnesota Statutes.

(C) It is not intended by this subdivision to repeal, abrogate, or impair any existing easement, covenants, deed restrictions, or land use controls. Where this subdivision imposes greater restrictions, the provisions of this subdivision shall prevail.

(D) Compliance. The use of any land within the Scenic River Land Use District; the size and shape of lots; the use and location of structures on lots; the installation and maintenance of water supply and waste disposal facilities; the filling, grading, lagooning, or dredging of any river area; the cutting of vegetation or alteration of the natural topography within the district; and the subdivision of land shall be in full compliance with the terms of this subdivision and other applicable regulations. Permits from the zoning authority are required by this Code, for the construction of buildings, public or private water supply and sewage treatment systems, the grading and filling of the natural topography, and erection of signs within the Scenic River Land Use District of the Rum River.

952 District Application

(A) The Scenic River Land Use District of the Rum River, within the city, is divided into two areas~~: The portion of the Scenic River Land Use District located within the~~ along the line between the North and South half of Section 19, Township 32, Range 24. ~~of this chapter~~ South of that line shall be classified as an urban district ~~area~~; and ~~the remainder of the Scenic River Land Use District within the city~~ north of that line shall be classified as a rural district ~~area~~.

(B) The Scenic River Land Use District shall be shown on the official zoning map, as shall the urban and rural area portions of the district contained therein.

(C) The provisions of Minn. Rules pts. 6105.0010—6105.0250 shall apply within the Scenic River Land Use District, as specified in the Minn. Rules pts. 6105.1400—6105.1500. Where the provisions of this Code are in conflict with Minn. Rules pts. 6105.1400—6105.1500, the provisions of Minn. Rules pts. 6105.1400—6105.1500 shall apply. Copies of Minn. Rules pts. 6105.0010—6105.0250 and 6105.1400—6105.1500 shall be kept on file in the office of the administrator.

953 Scenic River Protection Overlay District Uses

(A) *Urban area.* The urban area of the Scenic River Land Use District is designated the Urban Area Overlay District.

(1) Permitted uses are all permitted uses allowed and regulated by the applicable zoning district underlying the urban area overlay district, as indicated on the official zoning map of the city, except that public roads, utility crossings, and all private and commercial recreation uses shall be conditional uses.

(2) Conditional uses are all conditional uses and applicable attached conditions allowed and regulated by the applicable zoning district underlying the urban area overlay district, as indicated on the official zoning map of the city.

(B) *Rural areas.* The uses allowed within the rural area of the Rum River Scenic Land Use District shall be those prescribed for a Scenic River Minn. Rules pt. 6105.0100 as follows:

	Scenic River	
(1)	Governmental campgrounds, subject to management plan specifications and the provisions of section 117-261(g). *	P*
(2)	Private campgrounds, subject to management plan specifications and the provisions of section 959(G).	C**
(3)	Public accesses, road access type with boat launching facilities subject to management plan specifications and the provisions of section 959(G).	P
(4)	Public accesses, trail access type, subject to management plan specifications and the provisions of section 959(G).	P
(5)	Temporary docks.	C
(6)	Other governmental open space recreational uses, subject to management plan specifications and the provisions of section 117-261(g).	P

(7)	Other private open space recreational uses, subject to management plan specifications and the provisions of section 959(G).	C
(8)	Agricultural uses.	P
(9)	Single-family residential uses.	P
(10)	Forestry uses.	P
(11)	Essential services.	P
(12)	Sewage disposal systems.	P
(13)	Private roads and minor public streets.	P
(14)	Signs approved by federal, state, or local government which are necessary for public health and safety and signs indicating areas that are available or not available for public use.	P
(15)	Signs not visible from the river that are not specified in section 951(E).	P
(16)	Governmental resource management for improving fish and wildlife habitat; wildlife management areas; nature areas; accessory roads.	P
(17)	Underground mining that does not involve surface excavation in the Land Use District.	C
(18)	Utility transmission power lines and pipelines, subject to the provisions of section 958(C).	C
(19)	Public roads, subject to the provisions in section 958(D).	C

P* means permitted use

C** means conditional use

954 District Provisions

(A) The following chart sets forth the minimum dimensional requirements of the urban area overlay district:

		Unsewered Area	Sewered Areas Riparian Lots	Sewered Areas Non-Riparian Lots
(1)	Lot size (in square feet)	43,560	20,000	12.150
(2)	Lot width at building line and ordinary high water level	150'	90'	90'
(3)	Building setback from ordinary high water level	100'	75'	75'
(4)	Building setback from federal, state and county trunk highway rights-of-way	50'	50'	50'
(5)	Building setback from other roads and public street rights-of-way	20'	20'	20'
(6)	On-site sewage treatment system setback from ordinary high water level	75'	NA	NA
(7)	Maximum structure height*	35'	35'	35'
(8)	Maximum total area of all impervious surfaces on each lot**	30%	30%	30%
(9)	Minimum road parking area setback from ordinary high water level	***50'	50'	50'

(10)	Controlled vegetative cutting area measured from the ordinary high water level	100'	75'	75'

*Does not apply to buildings used primarily for agricultural purposes.
**Includes all structures, surfaced roads, parking lots, and other impervious areas.
***Where practical and feasible, all roads and parking areas shall meet the setback requirements established for structures in subsection (9) of this section.

(B) The following chart sets forth the minimum dimensional requirements for the rural district ~~areas~~ of the Rum River Scenic Land Use District:

(1)	Minimum lot size above ordinary high water level	
	Riparian lots	4 acres
	Non-riparian lots	2½ acres
(2)	Lot width at building line	300 feet
(3)	Lot width at ordinary high water level	300 feet
(4)	Building setback from ordinary high water level	150 feet
(5)	Building setback from bluff line	30 feet
(6)	On-site sewage treatment system setback from ordinary high water level	100 feet
(7)	Maximum structure height*	35 feet
(8)	Controlled vegetative cutting area (see section 958(A))	
	Setback from ordinary high water level	150 feet
	Setback from bluff line	30 feet

*This requirement shall not apply to buildings used primarily for agricultural uses.

(C) Trott Brook is a designated tributary of the Rum River and the following setbacks shall also apply:
(1) Building setback from the OHW level of Trott Brook: 100 feet.
(2) On-site sewage treatment system setback from OHW level of Trott Brook: 75 feet.
(3) Controlled vegetative cutting area setback from ordinary high water level of Trott Brook: 100 feet. (See section 958(A).)

955 Sanitary Provisions; Sewage Disposal and Water Supply

(A) Any premises intended for human occupancy must provide for an adequate method of sewage treatment. Public or municipal collection and treatment facilities must be used where available and feasible. Where public or municipal facilities are not available, all on-site individual sewer treatment systems shall conform to the minimum standards and administration procedures set forth in other applicable city regulations and the minimum standards of the Minnesota Pollution Control Agency (Minn. Rules ch. 7080) and section 954.

(B) No person, firm, or corporation shall install, alter, repair, or extend any individual sewer disposal system or private well without first obtaining a permit for such action from the zoning authority for

the specific installation, alteration, repair, or extension. Prior to issuance of any such permit, the zoning authority may require that soil boring tests be done on the proposed site to determine whether or not the site is capable of supporting a conforming sewage treatment system.

~~(D) Any public or private supply of water for domestic purposes must conform to state department of health standards for water quality and the administrative procedures of other applicable local ordinances.~~

956 Placement of Structures

(A) Structures proposed within a floodplain area shall be consistent with all floodplain management regulations of the city.

(B) No structure shall be placed on any slope greater than 12 percent (12 feet vertical rise in 100 feet horizontal distance) unless such structures can be screened. Sewage disposal facilities can be installed so as to comply with the sanitary provisions of section 955, and the permit applicant can prove to the zoning authority that any potential erosion or sedimentation problems related to locating such a structure either do not exist, or that adequate measures will be taken to prevent such problems through special construction methods.

957 Subdivision of Land in Scenic River Overlay District

(A) No land shall be subdivided which is determined by the city, or the commissioner of natural resources, to be unsuitable by reason of flooding, inadequate drainage, soil and rock formations with severe limitations for development, severe erosion potential, unfavorable topography, inadequate water supply or sewage treatment capabilities or any other feature likely to be harmful to the health, safety, or welfare of the future residents of the proposed subdivision or the community. Soil percolation rate tests and soil borings shall be required on each proposed subdivision within the Rum Scenic River Land Use District, to establish the suitability of the land for development. Such testing is required before any final plat may be approved, but may be waived by the zoning administrator when adequate data is already available.

(B) Planned unit or cluster developments may be allowed in the Scenic River Land Use District if preliminary plans are first approved by the commissioner of natural resources and the applicable provisions of Minn. Rules pts. 6105.0010—6105.0250 pertaining to such development are satisfied, and the provisions of this Code are satisfied.

958 Landscape Alterations

(A) *Vegetative cutting.*

(1) The vegetative cutting provisions of this section shall apply to those areas as specified in section 954.

(2) General provisions within designated setback areas:

a. Clear-cutting, except for any authorized public services such as roads and utilities, shall not be permitted.

b. Selective cutting of trees in excess of four inches in diameter at breast height shall be permitted providing cutting is spaced in several cutting operations and a continuous cover is maintained.

c. The cutting provisions of subsections (a)(2)a and b of this section shall not be deemed to prevent:

1. The removal of diseased or insect infested trees or of rotten or damaged trees that present safety hazards.

2. Pruning understory vegetation, shrubs, plants, brushes, grasses, or from harvesting crops, or cutting suppressed trees or trees less than four inches in diameter at breast height.

(3) Clear-cutting. Clear-cutting anywhere within the Scenic River Land Use District of the Rum River is subject to the following standards and criteria:

a. Clear-cutting shall not be used as a cutting method where soil, slope, or other watershed conditions are determined by the zoning authority to be fragile and subject to severe erosion and/or sedimentation.

b. Clear-cutting shall be conducted only where clear-cut blocks, patches or strips are, in all cases, shaped and blended with the natural terrain.

c. The size of clear-cut blocks, patches or strips shall be kept at the minimum necessary.

d. Where feasible, all clear cuts shall be conducted between September 15 and May 15. If natural regeneration will not result in adequate vegetative cover, areas in which clear-cutting is conducted shall be replanted to prevent erosion and to maintain the aesthetic quality of the area. Where feasible, replanting shall be performed in the same spring or the following spring.

(B) *Grading, filling, alterations of the bed of public waters.*

(1) Any grading and filling work done within the Scenic River Land Use District of this section shall require a permit and shall comply with the following:

a. Grading and filling of the natural topography that is not accessory to a permitted or conditional use shall not be permitted in the Scenic River Land Use District.

b. Grading and filling of the natural topography that is accessory to a permitted or conditional use shall not be conducted without a grading and filling permit from the zoning authority. A grading and filling permit may be issued only if the conditions of the following subsections (B)(1)c and d of this section are properly satisfied.

c. Grading and filling of the natural topography which is accessory to a permitted or conditional use shall be performed in a manner which minimizes earthmoving, erosion, tree clearing, and the destruction of natural amenities.

d. Grading and filling in of the natural topography shall also meet the following standards:

1. The smallest amount of bare ground is exposed for as short a time as feasible.

2. Temporary ground cover such as mulch is used and permanent ground cover such as sod, is planted.

3. Methods to prevent erosion and to trap sediment are employed.

4. Fill is stabilized to accepted engineering standards.

(2) Excavation of material from, or filling in a wild, scenic or recreational river, or construction of any permanent structures of navigational obstructions therein is prohibited unless authorized by a permit from the commissioner of DNR pursuant to Minn. Stats. § 103G.245.

(3) Drainage or filling in of wetlands is not allowed within the Scenic River Land Use District designated by this subdivision.

(C) *Utility transmission lines.* All utility transmission crossings of land within the Scenic River Land Use District designated by this subdivision shall require a conditional use permit. The construction of such transmission services shall be subject to the standards and criteria of Minn. Rules pt. 6105.0170. No conditional use permit shall be required for high voltage transmission lines under control of the environmental quality council pursuant to Minn. Stats. § 216E.10.

(D) *Public roads.* In addition to such permits as may be required by Minn. Stats. § 103G.245, a conditional use permit shall be required for any construction or reconstruction of new public roads within the Scenic River Land Use District of this subdivision. Such construction or reconstruction shall be subject to the standards and criteria of Minn. Rules pt. 6105.0200. A conditional use permit is not required for minor public streets that are streets intended to serve primarily as an access to

abutting properties. Public roads include township, county, and municipal roads and highways that serve or are designed to serve flows of traffic between communities or other traffic generating areas.

959 Administration

(A) *Organization provisions.*

(1) The provisions of this subdivision shall be administered by the city's zoning authority.

(2) The Planning Commission shall act upon all questions as they arise in the administration of this subdivision, to hear and decide appeals; and to review any order, requirement, decision or determination made by the zoning authority, who is charged with enforcing this subdivision as provided by Minnesota Statutes.

(3) Permit fees and inspection fees as may be established by the annual fee schedule shall be collected by the zoning authority for deposit with the city and credited to the appropriate general fund.

(B) *Substandard lots and uses, nonconforming uses.*

(1) *Substandard lots.*

a. Lots of record in the office of the county recorder on the effective day of enactment of this subdivision that do not meet the dimensional requirements of this Code shall be allowed as building sites; provided that such use is permitted in the land use district; the lot was in separate ownership from abutting lands on the date of enactment of this Code; and all sanitary and dimensional requirements are complied with to the greatest extent practicable.

b. If in a group of two or more contiguous lots under single ownership any individual lot does not meet the lot width requirements of this Code, such individual lot cannot be considered as a separate parcel of land for purposes of sale or development, but must be combined with adjacent lots under the same ownership so that the combination of lots will equal one or more parcels of land each meeting the lot width requirements of this Code, except that such lots which meet or exceed 60 percent or more of the lot width standards of these regulations may be considered as a separate parcel of land for the purpose of sale or development, if on-site sewage disposal systems can be installed so as to comply with these regulations.

(2) *Nonconforming uses.*

a. *Nonconforming uses.* Uses which are prohibited by this subdivision but which are in existence prior to the effective date of the ordinance from which this subdivision is derived shall be nonconforming uses. Such uses shall not be intensified, enlarged, or expanded beyond the permitted or delineated boundaries of the use or activity as stipulated in most current permit issued prior to the adoption of the ordinance from which this subdivision is derived.

b. *Nonconforming sanitary systems.* All sanitary facilities inconsistent with the performance standards of other applicable local ordinances and the minimum standards of MPCA shall be brought into conformity or discontinued within five years of the date of enactment of the ordinance from which this subdivision is derived or other applicable ordinances.

(3) *Substandard uses.* All uses in existence prior to the effective date of enactment or amendment of the ordinance from which this subdivision is derived which meet the allowable use criteria within the newly established land use district provisions of this subdivision, but do not meet the minimum lot area, setback, or other dimensional requirements of this subdivision are substandard uses. All substandard uses, except for substandard signs, shall be allowed to continue subject to the following conditions and exceptions:

a. Any structural alteration or addition to a substandard use that will increase the substandard dimensions shall not be allowed.

b. Substandard signs shall be gradually eliminated over a period of time not to exceed five years from the date of enactment of the ordinance from which this subdivision is derived.

c. Where a setback pattern from the ordinary high water level already has been established on both sides of a proposed building site, the setback of the proposed structure may be allowed to conform to that pattern. This provision shall only apply to lots that do not meet the minimum lot width requirement of section 117-256.

(C) *Variances.*

(1) The grant of a variance requires the presence of the following conditions:

a. The strict enforcement of the land use controls will result in ~~unnecessary hardship~~ practical difficulty.

b. Granting of the variance is not contrary to the purpose and intent of the zoning provisions herein established by these standards and criteria, and is consistent with Minn. Rules pts. 6105.1400—6105.1500.

~~c. There are exceptional circumstances unique to the subject properties that were not created by the landowner.~~

~~d. Granting of the variance will not allow any use which is neither a permitted or conditional use in the land use district in which the subject property is located.~~

~~e. Granting of the variance will not alter the essential character of the locality as established by Minn. Rules pts. 6105.1400—6105.1500.~~

~~(2) All variances to the requirements of this subdivision must be certified in accordance with subsection (g) of this section.~~

(D) *Plats.*

(1) Copies of all plats within the boundaries of the Scenic River Land Use District shall be forwarded to the commissioner within ten days of final approval by the city.

(2) Inconsistent plats: Approval of a plat which is inconsistent with this subdivision is permissible only if the detrimental impact of the inconsistency is more than overcome by other protective characteristics of the proposal.

~~(3) All inconsistent plats approved by the council must be certified in accordance with subsection (g) of this section.~~

(E) *Amendments.*

(1) This subdivision may be amended whenever the public necessity and the general welfare require such amendments by the procedure specified in this subdivision. Amendments to this subdivision must be certified by the commissioner as specified in subsection (g) of this section.

(2) Requests for amendments of this subdivision shall be initiated by a petition of the owner of the actual property; or by action of the council.

(3) An application for an amendment shall be filed with the zoning authority.

(4) Upon receipt in proper form of the application and other requested materials, the planning commission shall conduct a public hearing in the manner prescribed in article II, division 2 of this chapter.

~~(5) Following the public hearing, the planning agency shall make a report of its recommendations on the proposed amendment and shall file a copy with the council within 60 days after the hearing for the city council's action. Certification from the commissioner must be obtained as specified in subsection (g) of this section before the proposed amendment becomes effective.~~

(6) To defray the administrative costs of processing requests for an amendment to this subdivision, a fee not exceeding administrative costs shall be paid by the petitioners. Such fee shall be determined by the council.

(F) *Conditional use permit review.*

(1) A copy of all notices of any public hearing, or where a public hearing is not required, a copy of the application to consider issuance of a conditional use permit shall be sent so as to be received by the commissioner at least 30 days prior to such hearings or meetings to consider issuance of a conditional use permit. A copy of the decision shall be forwarded to the commissioner within ten days of such action.

~~(2) Conditional use permits relating to private or commercial recreational development must be certified in accordance with subsection (g) of this section.~~

~~(G) *Certification.*~~

~~(1) Certain land use decisions which directly affect the use of land within the Scenic River Land Use District and involve any of the following actions must be certified by the commissioner as specified in subsection (g)(2) of this section.~~

~~a. Adopting or amending an ordinance regulating the use of land including rezoning of particular tracts of the land.~~

~~b. Granting a variance from a provision of this subdivision that related to the zoning dimension provisions of section 117-256 and any other zoning dimension provisions established in Minn. Rules pts. 6105.1400—6105.1500.~~

~~c. Approving a plat that is inconsistent with the local land use.~~

~~d. Granting a conditional use permit for a private or commercial recreational development.~~

~~(2) Certification process.~~

~~a. A copy of all notices of any public hearings, or where a public hearing is not required, a copy of the application to consider zoning amendments, variances, or inconsistent plats under local code shall be sent so as to be received by the commissioner at least 30 days prior to such hearings or meetings to consider such actions. The notice of application shall include a copy of the proposed ordinance or amendment, or a copy of the proposed inconsistent plat, or a description of the requested variance, or a copy of the conditional use permit application, where applicable.~~

~~b. The city shall notify the commissioner of its final decision on the proposed action within ten days of the decision.~~

~~c. The action becomes effective when and only when either:~~

~~1. The final decision taken by the city has previously received certification of approval from the commissioner;~~

~~2. The city received certification of approval after its final decision;~~

~~3. Thirty days have elapsed from the day the commissioner received notice of the final decision, and the city has received from the commissioner neither certification of approval nor notice of non-approval; or~~

~~4. The commissioner certifies approval within 30 days after conducting a public hearing.~~

~~d. In case the commissioner gives notice of non-approval of an ordinance, variance or inconsistent plat, either the applicant or the administrator may, within 30 days of said notice, file with the commissioner a demand for hearing. If the demand for hearing is not made within 30 days, the notice of non-approval becomes final.~~

~~1. The hearing will be held in an appropriate local community within 60 days of the demand and after at least two weeks published notice.~~

~~2. The hearing will be conducted in accordance with Minn. Stats. § 103G.311.~~

~~3. The commissioner shall either certify approval or disapproval of the proposed action within 30 days of the hearing.~~

~~e. The following recreational uses shall require certification approval by the commissioner:~~

~~1. Governmental campgrounds.~~

~~2. Private campgrounds.~~

~~3. Public accesses, road access type with boat launching facilities.~~
~~4. Public accesses, trail access type.~~
~~5. Temporary docks.~~
~~6. Other governmental open space recreational uses.~~

(H) *Enforcement.* It is declared unlawful for any person to violate any of the terms and provisions of this subdivision. Violation thereof shall be a misdemeanor. Each day that a violation is permitted to exist shall constitute a separate offense.

(1) In the event of a violation or a threatened violation of this subdivision, the city or the commissioner of natural resources, in addition to other remedies may institute appropriate actions or proceedings to prevent, restrain, or abate such violations or threatened violations.

(2) Any taxpayer of the city may institute mandamus proceedings in the district court to compel specific performance by the proper official of any duty required by this subdivision.

960 Tower Overlay District

Tower Overlay District. The intent of this district is to accommodate the communication needs of residents and business, while protecting the public health, safety, and general welfare of the community.

970 Highway 10 Signage Overlay District

Highway 10 Signage Overlay District ~~means~~ is a district for purposes of allowing additional signage in a specified area due to limited visibility created by overpasses on Highway 10, described as all ~~commercially~~ business zoned property located within 750 feet of the centerline of Highway 10 between the eastern border of the City of Ramsey and the centerline of Llama Street. Parcels located within the COR Zoning District are excluded from this overlay district, as sign regulations for that district are located in a separate section of the City Code.

980 Game Fair Parking Overlay District

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

990 Wellhead Protection Overlay District

In order to protect the City's drinking water supply, the following additional standards apply to certain uses located within the Wellhead Protection Overlay District.

(A) Gas Station, CNG Fuel Sales must have the following:

(1) Double walled storage tanks with corrosion protection.

(2) Spill protection to catch spills that may occur during delivery of products.

(3) Overfill protection including automatic shutoff devices, overfill alarms and ball float valves or approved equal.

(4) Leak detection, including interstitial monitoring of the double walled tank.

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

(6) Tank tightness testing on an annual basis.

(7) Annual reports summarizing monthly monitoring results, monthly inventory control, and tank tightness testing.

Proposed Zoning Map

Planning Commission Date: June 22, 2023

Legend

Residential Districts
- UR Urban Reserve
- RR Rural Residential
- R-1A Single-Family 75'
- R-1B Single-Family 65'
- R-1C Single-Family 50'
- R-2 Medium Density Residential
- R-3 High Density Residential

Business Districts
- B-1 Neighborhood Business
- B-2 Community Business
- B-3 Regional Business
- I-1 Light Industrial
- I-2 General Industrial

COR
- COR-1
- COR-2
- COR-2b
- COR-3
- COR-4a
- COR-4b
- COR-4c

Planned Unit Developments
- PUD

Public/Quasi-Public Districts
- PI Public/Institutional
- P Parks and Open Space
- CL Closed Landfill
- ROW Rights-of-way

City of RAMSEY

Existing Zoning Map

Planning Commission Date: June 22, 2023

Legend

Zoning

- B-1
- B-2
- COR
- E-1
- E-2
- E-3
- H-1
- MU-PUD
- NBD
- P
- PUD
- R-1 50
- R-1 DV
- R-1 MUSA
- R-1 RD
- R-2
- R-3
- Right-Of-Way

City of RAMSEY