

City of Ramsey
Agenda
Special Planning Commission
Thursday, February 16, 2023

7:00 pm

Council Chambers, 7550 Sunwood Drive NW

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

1. Call to Order

2. Citizen Input

3. Approve Agenda

4. Approve Minutes

5. Public Hearing/Commission Business
 1. Residential Districts

6. Commission/Staff Input

7. Adjournment

Meeting Date: 02/16/2023

By: Todd Larson, Community Development

Information

Title:

Residential Districts

Purpose/Background:

At the January 26 Planning Commission meeting, we discussed the proposed business districts section of the Zoning Code update and asked for some direction on some topics within residential districts. Those topics included rural residential lot areas, density transitioning, and what the "standard" urbanized single-family lot dimensions should be. Some direction was provided as well as requests for more information.

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

Rural residential lot areas:

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

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

The "standard" urbanized single-family district:

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

Density Transitioning:

At the January Planning Commission meeting, staff presented pictures of where the current standard of transitioning between urban and rural densities posed some challenges, especially regarding ownership of buffer outlots and to over-planting trees. Feedback from the Commission was that there should not be this type of transitioning done between the same uses--single-family. The consensus was that there should be transitioning or buffering between different uses, such as between single-family and townhomes or between residential and non-residential uses. The language that is proposed in the attached draft simplifies the requirements by adding 35 feet to the lot size and principal structure setback when adjacent to a different use. Within that 35-foot area,

different options are given to provide buffering and screening. One of the options maintains a landscape berm and the others include a privacy fence with overstory trees, trees and shrubs along storm water management basins, or an "other" category acknowledging that existing natural features could exist to provide that screening and buffering.

Urban Reserve:

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

The rest of the residential requirements

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

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

Notification:

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

Observations/Alternatives:

Funding Source:

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

Recommendation:

Action:

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

Attachments

Working Draft
Rural Residential Map
Urban Reserve Map

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/09/2023 12:56 PM
Form Started By: Todd Larson		Started On: 02/09/2023 09:49 AM

Final Approval Date: 02/09/2023

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

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7 400 Residential Districts

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

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

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

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

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

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

(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 R1C—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 R2—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 R3—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 Section 425.

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

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

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422 Accessory Uses

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

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

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

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423 Temporary/Seasonal Uses

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

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

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

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425 Performance Standards

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

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

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

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

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

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

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

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

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

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

23 426 Temporary Health Care Dwellings

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

28 430 Bulk Standards

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

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

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

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

18
19 **450 Accessory Structures**

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

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

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

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

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

7
 8 460 Residential Parking Standards

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

- 11 (B) Required Quantity of Parking Spaces.
- 12 (1) Detached Single-Family, Attached Two-Family, Townhome (attached or detached), and
 13 Licensed Residential Facility uses must provide two off-street parking spaces per dwelling
 14 unit. Driveways may be used as parking spaces.
 - 15 (2) Multiple-Family Dwelling uses must provide 1.5 off-street parking spaces per unit in a parking
 16 lot or structure conforming to the design standards in Section 560.
 - 17 (3) Senior Living and Assisted Living uses must provide one off-street parking space per unit in a
 18 parking lot or structure conforming to the design standards in Section 560.
 - 19 (4) Religious Institutions as required in Section 560.

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

4 (1) *Number of items.*

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

25 (2) *Location and setbacks.*

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

33 (3) *Surfacing.*

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

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

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

10
11 **462 Game Fair Parking Overlay District**

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

16
17 **463 Residential Driveways**

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

34
35 **465 Residential Waste Management**

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

42
43 **470 Residential Landscaping Standards**

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

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

and not identified on the city's list of prohibited trees, one overstory tree, or the equivalent canopy square footage, can be deducted from the minimum planting requirements.

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

(5) *Planting requirements for the R1A, R1B, R1C, and RR districts.*

Zoning District	Planting Type	Minimum Number Required	Size
R1A, R1B	Overstory Deciduous and/or Coniferous trees	2 trees per dwelling, planted in the boulevard (or front yard depending on available space)	1 inch caliper - deciduous 5 foot height - conifer
R1C	Overstory Deciduous and/or Coniferous trees	1 tree per 50 feet of frontage, planted in the boulevard	1 inch caliper — deciduous 5 foot height — conifer
RR	Overstory Deciduous and/or Coniferous trees	2 trees per dwelling, planted in the front yard	1 inch caliper - deciduous 5 foot height — conifer

a. In the R1C district, alternative planting locations, such as the backyard or common areas, will be considered if there is not sufficient space in the boulevard due to other improvements such as driveways, streetlights, hydrants, etc.

(6) *Planting requirements for the R2 and R3 Districts.*

a. If the housing product is a detached style, the plantings shall consist of at least one tree per 50 feet of street frontage, planted in the boulevard.

1. Alternative planting locations, such as the backyard or common areas, will be considered if there is not sufficient space in the boulevard due to other improvements such as driveway, streetlights, hydrants, etc.

b. If the housing product is an attached style, the number of plantings shall be determined based on canopy cover. To fulfill the planting requirements, a combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage.

c. The minimum canopy cover required shall be calculated as follows:

1. Determine ratio of impervious area (including stormwater ponds) to entire site.

2. Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.

3. The following formula shall be utilized to determine the average canopy cover of a species: $[(\text{Minimum} + \text{maximum spread}) \div 4]^2 \times \pi \times (0.65 \text{ for preferred species or } 0.50 \text{ for acceptable species, as identified in the Ramsey Tree Book})$.

d. Minimum size of plantings. Required trees and shrubs shall meet or exceed the following size standards:

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

1
2 475 Screening

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

29 480 Residential Architectural Design Standards

- 30
31 (A) *Single-Family Homes, Two-Family Structures Exterior building materials.* The type of building
32 materials used on exterior walls on all structures ~~in the R-1 Residential District~~ shall be face brick;
33 natural stone; stucco; aluminum, steel, ~~or~~ vinyl siding; wood; ~~masonite products~~ or other
34 compatible residential materials ~~that may be approved by the city.~~
35
36 (B) *Townhomes, Rowhomes, Multi-Family Buildings.* The purpose of this section is to encourage the
37 development of high-quality, diverse multiple-dwelling structures in the city while permitting
38 flexibility in the development process.
39 (1) General standards. The requirements in this section apply to the front facades of all multiple-
40 dwelling structures, as defined under permitted uses in this section.
41 a. The type of building materials used on exterior walls of all townhomes, rowhomes, and
42 multi-family structures ~~in the R-3 Residential District~~ shall be face brick; natural stone;
43 stucco; aluminum, steel, or vinyl siding; wood; ~~masonite products~~; or other compatible
44 residential materials that may be approved by the city council. Exterior Insulation and Finish
45 Systems (EIFS) material is prohibited. The front exterior building finish of multiple-family
46 buildings shall consist of a minimum of 35 percent face brick, natural stone, or stucco
47 (excluding window and door area in the calculation). This requirement shall also apply to the
48 side of a building when it faces a public street.
49 b. Multiple-dwelling developments that face county highways, state highways, or MSA roads
50 shall vary structure orientation.

- 1 c. A minimum of three colors shall be used for each multiple-dwelling building. Elements that
2 may count towards this requirement include siding, trim, doors, and garage doors. A color
3 palette shall be included as a part of the building elevation submittal at the time of
4 development review.
- 5 d. All multiple-dwelling structures shall include at least two of the following architectural
6 elements:
- 7 1. Articulated/cantilevered facade.
 - 8 2. Dormers.
 - 9 3. Articulated roofline.
 - 10 4. Projected or inset windows.
 - 11 5. Balconies, porches, or decks.
 - 12 6. ~~Window treatments, such as shutters and window boxes.~~
 - 13 7. ~~Other elements as approved by the city council.~~
- 14 ~~b. The 35 percent masonry requirement (under subsection (e)(8)a.1 of this section) may be~~
15 ~~waived in whole or in part based on inclusion of one or more of the following criteria:~~
- 16 1. ~~Two additional architectural elements from the list in subsection (e)(8)a.4 of this section~~
17 ~~are included.~~
 - 18 2. ~~Two additional colors are included in the overall color palette, for a total of five colors.~~
 - 19 3. ~~Decorative sidewalks (brick, stone inlays, etc.).~~
 - 20 4. ~~Other aesthetic enhancements deemed to be appropriate by the city council.~~
- 21
- 22 (C) Accessory buildings. Exterior building materials for detached accessory buildings ~~not addressed~~
23 ~~by Minnesota State Building Code~~ shall be generally consistent with the exterior finish of the
24 principal building and finished with ~~hardboard lap siding,~~ vinyl lap siding, aluminum or metal
25 lap siding, architectural metal panels, textured wood (painted), and/or masonry. Prefabricated
26 molded plastic storage sheds shall be permissible.
- 27

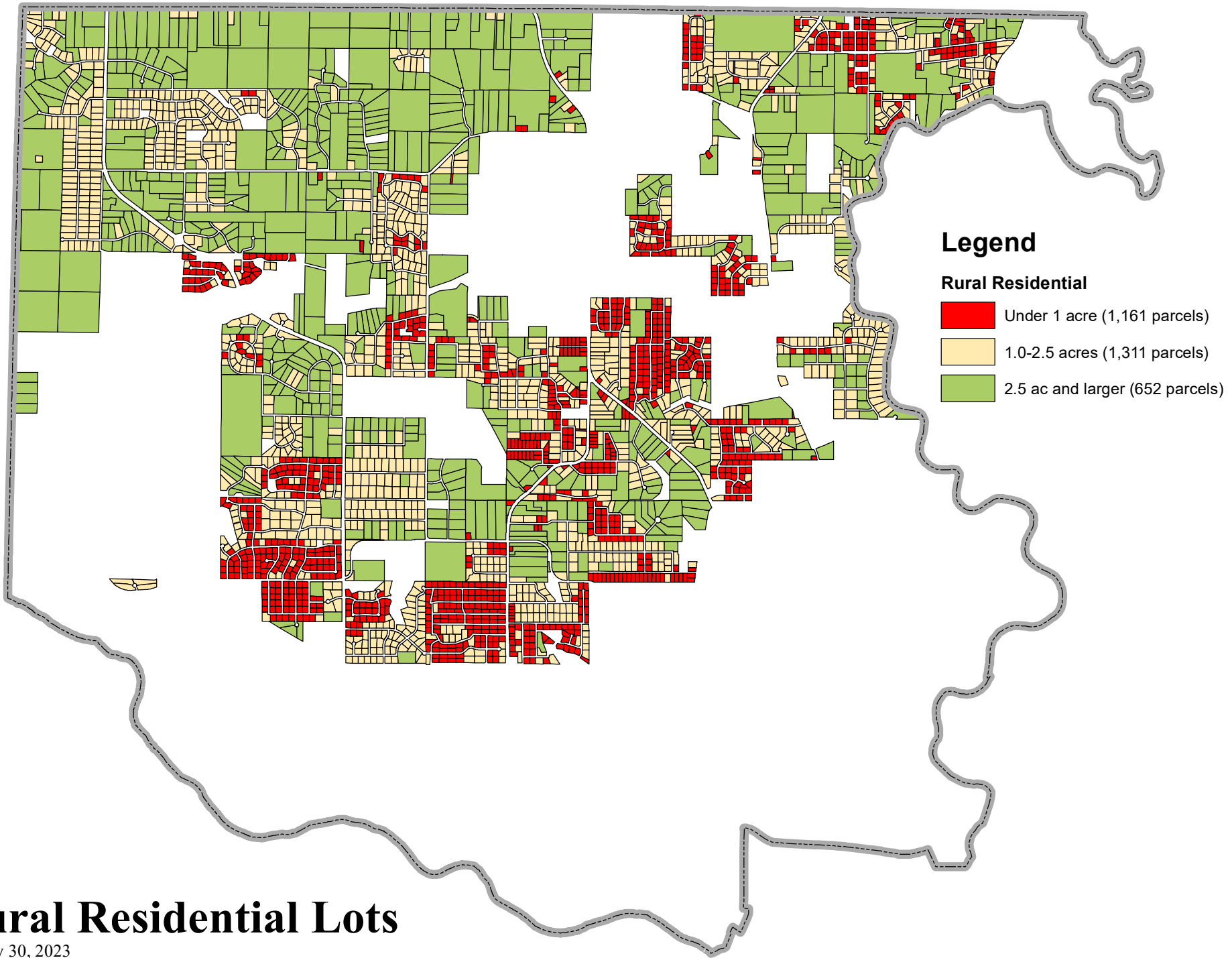
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29 485 Residential Fences

30

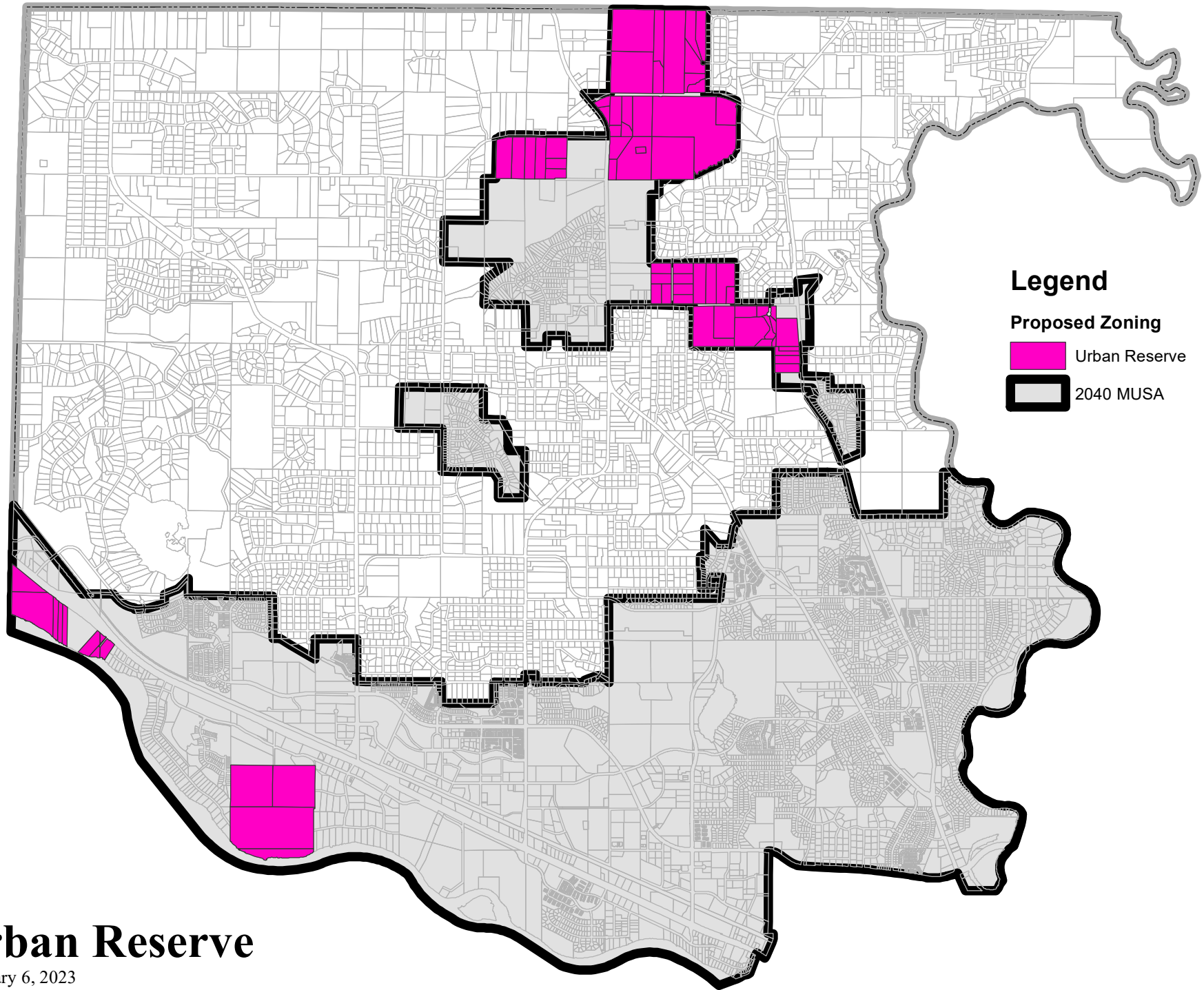
- 31 (A) *Height.* Fencing or walls (except retaining walls) located in the required front yard setback shall not
32 exceed four feet in height ~~except for "ornamental fences" as defined in section 117-1.~~ Fencing or
33 walls located in the side or rear yard shall not exceed eight feet in height. ~~A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

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





Rural Residential Lots

January 30, 2023



Legend

- Proposed Zoning**
-  Urban Reserve
 -  2040 MUSA

Urban Reserve

February 6, 2023