

- 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
- 5 Purple Text = Text added based on Planning Commission Comments

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8 800 Public/Quasi-Public Districts

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10 810 Districts Established and Purpose

11 The following businesses districts are hereby established according their purpose and the intent of the
12 Comprehensive Plan. Collectively, these districts are herein this chapter called “public/quasi-public
13 districts.” The uses found in these districts are often specialized in nature and cannot be properly
14 compared to residential or business uses.

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16 811 PI Public/Institutional

- 17 (A) Purpose. The intent of the Public/~~Quasi-Public~~ Institutional District is to provide for and regulate
18 uses that are public or semi-public in nature and to provide the community with areas designated
19 specifically for community gathering places, public and private recreational spaces, educational
20 facilities, and government buildings.
- 21 (B) Application. This district may be applied only to those properties designated for public **or closed**
22 **landfill** uses on the Comprehensive Plan Land Use Map.

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24 812 P Parks and Open Space

- 25 (A) Purpose. The intent of the Parks and Open Space District is to provide for and regulate uses that
26 are public or semi-public in nature and to provide the community with area designated specifically
27 for open spaces, community gathering places, public and private recreational spaces, and
28 government buildings.
- 29 (B) Application. This district may be applied to those properties designated for park uses on the
30 Comprehensive Plan Land Use Map or any other designation where the land is intended for park
31 use or significant open space holdings by a homeowner’s association or a private or public entity.

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33 813 CL Closed Landfill

- 34 (A) Purpose. The purpose of this district is to protect the health and safety of the residents of Ramsey
35 from the effects of the closed sanitary landfill.
- 36 (B) Application. This district may be applied only to those properties designated for closed landfill on
37 the Comprehensive Plan Land Use Map.
- 38 (C) Policy. No new landfills will be allowed within the City of Ramsey.

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40 820 Uses

41 The following subchapter establishes a listing of the permitted, conditional, principal, accessory, and
42 temporary uses for the public/quasi-public zoning districts (PI, P, and CL). The uses have been allocated
43 to the individual districts to allow reasonable use of properties in a manner that is compatible with the
44 purpose of each public/quasi-public zoning district and the overall purpose of this chapter.

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46 821 Principal Uses

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

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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

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822 Accessory Uses

The following table provides a listing of accessory uses permitted in each public/quasi-public districts 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 Facilities	P	P	NP	
Dwelling Units	P	P	NP	
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) (small-scale)	P	P	P	331
Wind Energy Conversion Systems (WECS) (medium-scale)	P	NP	P	331

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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 <i>November 1 – December 31.</i>	P	P	P	525
Outdoor storage of snow removal equipment, temporary salt/sand shed <i>October 15-April 15</i>	P	P	P	525
Outdoor retail sales of plants, flowers, and the like <i>May 1 – July 31.</i>	C	C	NP	525
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.

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.