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ORDINANCE #24-10

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

AN ORDINANCE AMENDING VARIOUS SECTION OF CHAPTER 106 ZONING CODE

The City of Ramsey Ordains:

Underlined text is inserted into City Code.
~~Strikethrough~~ text is deleted from City Code.

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 CHAPTER 106 (ZONING CODE).

The following sections of Chapter 106 are amended as follows:

Sec. 106-202. - Required sureties and financial guarantees.

Upon approval of a land use application or administrative site plan review where a new building and/or site improvement 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.

- (1) 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.
- (2) 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 two years for landscaping improvements may be collected as established by the annual fee schedule.
- (3) 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.
- (4) *Landscape escrow for single-family lots.* A landscape escrow, in an amount to be determined by the annual fee schedule, 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, 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.
- (5) *Driveway escrow for single-family or townhome lots.* A driveway escrow, in an amount to be determined by the annual fee schedule, shall be deposited for all required driveways not installed at the time of issuance of a certificate of occupancy. Installation of required driveways 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 driveway if said work is not completed within six months of the date of issuance of the certificate of occupancy.

Sec. 106-236. - Home occupation permits.

A Type-II home occupation permit has the following procedural requirements:

- (1) *Term.* A type-II 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

1 the property. Permits are not transferable from person to person or from address to address, unless the
2 transfer is in accordance with the provisions of subsection (3) of this section.

3 (2) *Inspections.* The zoning administrator, shall have the right, upon reasonable request, to enter and inspect
4 the premises covered by said ~~interim use~~ type-II home occupation permit for safety and compliance
5 purposes, or code enforcement complaints.

6 (3) *Death or move of permit holder; suspension or revocation; businesses existing before adoption of these
7 provisions.*

8 a. Should an ~~interim use~~ type-II home occupation permit holder move to a new location, the existing
9 permit shall be automatically terminated. If the ~~interim use~~ type-II home occupation permit holder
10 should desire to continue the home occupation in a new location, written notice to that effect shall
11 be given to the city administrator or their designee, and the council may authorize continuation of
12 that permit with a public hearing for the neighboring properties of the proposed new location.

13 b. In the case of a death of the ~~interim use~~ type-II home occupation permit holder, should a surviving
14 spouse or child, residing at the same address or receiving title to the property, desire to continue
15 the home occupation, written notice to that effect shall be given to the city administrator or their
16 designee. The permit shall be automatically renewed subject to the same terms.

17 c. An ~~interim use~~ type-II home occupation permit, once granted, may be suspended or revoked prior
18 to its original revocation date by the council for cause after hearing before the council. Citizen
19 complaints seeking the revocation of such permit shall be filed with the city administrator or their
20 designee. All such revocation hearings, publication, and notice requirements shall be the same as
21 for ~~interim use~~ type-II home occupation permits in accordance with City Code.

22 d. Persons conducting a business from property zoned for residential use on the effective date of the
23 ordinance from which this section is derived shall be required to obtain an ~~interim use~~ type-II
24 home occupation permit as required herein. The business may continue pending final
25 determination of the application. Should the city administrator, their designee, or council deny the
26 application for an ~~interim use~~ type-II home occupation permit the use shall immediately cease at
27 such residential premises.

28 (4) *Revocation.* An ~~interim use~~ type-II home occupation permit for a home occupation may be revoked if the
29 property owner is found to be in violation of the conditions listed in the ~~interim use~~ permit or is in violation
30 of any other requirements set forth by the Ramsey City Code or Minnesota State Statute.

31 (5) *Termination.* Home occupations approved with an ~~interim use~~ type-II home occupation permit may be
32 terminated pursuant to the procedure established in Section 106-235(3).

33 (6) *Appeals.* Any violation appeal or dispute shall be processed in accordance with chapter 2 of City Code.

34 (7) Public hearing notification mailing distance for a type-II home occupation permit is 350 feet.
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36 **Sec. 106-310. - Lighting.**

37 The purpose of this section is to provide regulations to balance lighting needs for visibility and personal and property
38 safety with the negative impacts of off-site light spill-over.
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40 (1) Wall lighting may be used to illuminate the pedestrian walkways, entrance areas, loading docks, and yard
41 areas within 20 feet of the building. No wall lighting may be used exclusively to illuminate areas for motor
42 vehicle parking or access.

43 (2) Architectural lighting, including LED or neon banding, must be mounted on the building or canopy.
44 Architectural lighting directed upward onto the building façade is permitted provided no glare or light
45 pollution are produced. LED banding must use colored tube shielding for a continuous appearance.

46 (3) Free-standing and wall-mounted luminaire regulations:

47 a. Height maximums, including the base and support structure, are limited as follows:

48 1. Farther than 200 feet from any ~~property-zoned~~ residential use or mixed-use property
49 containing residential uses: 30 feet.

50 2. Within 200 feet of any ~~property-zoned~~ residential use or mixed-use property containing
51 residential uses: ~~15~~ 20 feet.

52 (4) Lighting intensity must adhere to the following table:
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Required Minimum and Maximum Light Intensities (as measured in foot candles at the ground level)				1 2
Use	Minimum Intensity	Maximum Intensity	Maximum Intensity at Property Line*	3 4
Parking areas for non-residential uses	1	15	0.5	5
Parking areas for multi-family residential uses	1	15	0.5	6
Private pedestrian walkways for non-residential and multi-family residential uses	5	20	0.5	7 8
Building entrances and exits	5	20	0.5	9
Exterior storage areas	0.5	15	0.5	10
Vehicle sales lots	1	20	0.5	11
Non-specified uses - For uses not specifically listed above, light requirements may be computed by the zoning administrator.				12 13
* Except along a common property line in areas where a shared parking agreement is in place.				14 15

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Sec. 106-331. - 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:

- (3) Design standards. A proposed or modified WECS shall meet the following minimum design standards.
 - a. 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.
 - b. 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.
 - 1. Architectural design standards are subject to final ~~city council~~ [zoning administrator](#) approval.
 - 2. The ~~city council~~ [zoning administrator](#) may deny a WECS if it determines the design standards are incompatible with the surrounding area.

Sec. 106-422. - 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

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Use	MR	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	106-425

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Sec. 106-425. – Performance standards.

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(2) Home occupations.

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c. General provisions.

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1. Permit. A home occupation will not be required to obtain a home occupation permit if it:

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i. Is an allowed business use as outlined in subsection b.;

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ii. Meets all general provisions outlined in subsection c.; and

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iii. Does not meet the criteria necessitating a [type-II](#) home occupation permit outlined in subsection d.

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d. Standards for home occupations that require a [type-II](#) home occupation permit.

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1. Allowed use. The home occupation must be an allowed use from the list in subsection b.

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2. Employees. A maximum of two non-resident employees is allowed.

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3. Vehicle. Outside parking of two commercial vehicles used for business transportation.

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4. Accessory Structure. Use of an accessory structure is allowed, but cannot exceed 800 square feet of the structure space.

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106-450 – Accessory Structures

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

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(1) Height.

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a. Urbanized districts. 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.

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b. Rural residential or MUSA reserve district. The height of a detached accessory buildings [in the front or side yard](#) 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.

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Sec. 106-621. - 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 106-625:

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

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Use List	COR-1	COR-2		COR-3	COR-4a, b and c		
		2a	2b		a	b	c
Gas Stations Motor Fuel Station , CNG Fuel Sales	NP	NP	C	C	NP		

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SECTION 3. SUMMARY

The following official summary of Ordinance #24-10 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 #24-10 modifies, clarifies, and corrects various portions of Chapters 106 (Zoning Code) pertaining to zoning regulations.”

SECTION 6. EFFECTIVE DATE

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

PASSED by the City Council of the City of Ramsey, Minnesota the ___ day of July, 2024.

Mayor

ATTEST:

City Clerk

- Introduction date:
- Posting dates:
- Adoption date:
- Publication date:
- Effective date: