



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.  
35

### 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.  
39

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, except along a common property line with a shared  
53 parking or driveway agreement:  
54

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.			

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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 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

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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2 **Sec. 106-425. – Performance standards.**

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4 (2) Home occupations.

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6 c. General provisions.

- 7 1. Permit. A home occupation will not be required to obtain a home occupation permit if it:  
8 i. Is an allowed business use as outlined in subsection b.;  
9 ii. Meets all general provisions outlined in subsection c.; and  
10 iii. Does not meet the criteria necessitating a [type-II](#) home occupation permit  
11 outlined in subsection d.

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

- 15 1. Allowed use. The home occupation must be an allowed use from the list in subsection b.  
16 2. Employees. A maximum of two non-resident employees is allowed.  
17 3. Vehicle. Outside parking of two commercial vehicles used for business transportation.  
18 4. Accessory Structure. Use of an accessory structure is allowed, but cannot exceed 800  
19 square feet of the structure space.  
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21 **106-450 – Accessory Structures**

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

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24 (1) Height.

- 25 a. Urbanized districts. The height of a detached accessory buildings shall not exceed the height of the  
26 principal structure or 24 feet, whichever is less. The height of an attached accessory structure shall  
27 not exceed the height of the principal structure.  
28 b. Rural residential or MUSA reserve district. The height of a detached accessory buildings [in the front](#)  
29 [or side yard](#) shall not exceed the height of the principal structure or 24 feet, whichever is less. The  
30 height of an attached accessory structure shall not exceed the height of the principal structure. If a  
31 detached structure is in the rear yard, the height of the accessory structure cannot exceed 30 feet.  
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33 **Sec. 106-621. - Principal uses.**

34 Permitted and conditional principal uses are listed in the following table for each of the districts in this section.  
35 Additional performance standards for the uses are found in section 106-625:

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37 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
<a href="#">Gas Stations</a> <a href="#">Motor Fuel Station</a> , 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: