

ORDINANCE #25-05

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

AN ORDINANCE AMENDING CHAPTERS 2, 10, 26, 105, 106, AND 109 OF CITY 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

The following sections of City Code are amended as follows:

Sec. 2-159. Duties, responsibilities and objectives.

- (a) *Planning commission.* The primary objective of the planning commission is to advise the city council on land use concerns and other duties conferred upon it by this chapter or the city council. In addition, the planning commission shall serve as the planning agency and shall have the powers and duties given such agencies by Minn. Stats. §§ 462.351 to 462.364. The planning commission shall also serve as and be given the powers of the board of appeals and adjustment. Appeals to the board of appeals and adjustment may be taken by any affected person upon compliance with the procedures established ~~by~~ in the zoning ~~code ordinance~~. The primary objective of the board of adjustment and appeals shall be to hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative officer in the enforcement of the zoning ~~code ordinance~~ as well as to review and approve/deny variances from the provisions of the zoning code, subdivision code, and sign code as well as dimensional standards in Chapter 10 – Animals and Chapter 109 – Mobile Homes and Mobile Home Parks ~~chapter 117~~ where strict enforcement would cause practical difficulties because of circumstances unique to the individual property under consideration. The planning commission shall be given the powers and duties given such agencies by Minn. Stats. § 462.357. The planning commission shall also be given the powers to consider appeals by owners of land within the official map area who have been denied a land use permit, other than those permits explicitly denied by the City Council zoning permit, approval for a building on land, or any other city action taken pursuant to the zoning code section 117.4 which may affect the landowner's land. The appeal procedures shall be pursuant to Minn. Stats. § 462.359 ~~and section 117.4~~.

Sec. 10-1(b)(4) Horses.

- a. Intent and purpose of section provisions. The intent of this section is to establish regulations for maintaining horses as defined in subsection (b) of this section exclusively on property. Section 10-3 (barns and stables) also applies to this article. The purpose of this section is:
 - 1. To prohibit the maintaining of horses on lots or parcels of record less than one and one-half acres in size;
 - 2. ~~To require the filing with the city of a sketch drawing prior to maintaining a horse; and~~
 - 3. To ensure proper handling, treatment and maintenance of horses.
- b. Horse defined. As used in this section, the term "horse" shall mean any stallion, mare, gelding, foal, pony, donkey, ass, burro, mule or animal of horse kind.
- c. Acreage requirements. The following chart prescribes the number of horses that can be maintained on lots of record of sizes as shown. The lease of property contiguous to the lot of record is eligible to meet acreage requirements provided the lot of record is at least one and one-half acres in size and evidence of a current lease is provided to the city:

Acreage	Number of Horses Permitted	Comments
Less than 1.5 acres	0	Not permitted.
1.5—3.0 acres	2	Sketch drawing required in property file.
Over 3 acres	2+ <u>plus 1 additional horse for each full acre over 3 acres.</u>	One additional horse for each full acre over 3 acres.

- ~~d. Sketch drawing required prior to maintaining and boarding a horse or horses on any parcel of land three acres or more in size, the landowner shall provide a sketch drawing to the city.~~
 - ~~1. Required sketch drawing information shall include:~~
 - ~~i. Name and address of the fee owner of the subject property where the horses are to be maintained and the name and address of occupant of subject property.~~
 - ~~ii. Legal description of subject property.~~
 - ~~iii. Acreage of subject property and acreage of enclosed roaming area.~~
 - ~~iv. Number of horses to be maintained on subject property.~~
 - ~~v. Sketch drawing showing, to scale:~~
 - ~~(A) Location of all buildings on subject property;~~
 - ~~(B) Fenced in horse pasture area;~~
 - ~~(C) Location and distance from subject property of all adjacent property's buildings; and~~
 - ~~(D) Area on subject property where manure will be stored if the number of horses exceeds one horse per one half acre of enclosed roaming area.~~

Sec. 10-1(b)(5) Beekeeping. Bee hives ~~must may~~ be maintained in conformance with the following: ~~on a parcel with the issuance of a zoning permit.~~

- a. Hives may only be located on lots with an existing use.
- b. The number of allowed hives shall be based on property size:

Lot Size	Number of Hives
0.25 acres or less	Up to 4 hives
0.25—0.99 acres	Up to 8 hives
1.00—1.99 acres	Up to 20 hives
2.00—3.99 acres	Up to 40 hives
4 acres or larger	Up to 40+ <u>no limit to the number of hives</u>
(Up to 5 frame Nucleus colonies do not have quantity limits.)	

- c. No hive shall exceed 20 cubic feet in volume.
- d. No hive shall be located closer than three feet from any property line or within any easement, whichever is more restrictive.
- e. No hive shall be located closer than ten feet from a neighboring, inhabited structure.
- f. A constant supply of water shall be supplied or available to all hives.
- g. A flyway barrier at least six feet in height shall shield any part of a property line that is within 25 feet of a hive. The flyway barrier shall consist of 100 percent opaque fencing, dense, year-round (coniferous) vegetation, existing structures, or combination thereof, and shall extend at least 25 feet beyond the hive.
- h. Colonies shall be maintained in moveable frame hives with adequate space and management techniques to prevent overcrowding and swarming.
- i. In any instance in which a colony exhibits unusually aggressive characteristics by stinging or attempting to sting without due provocation or exhibits an unusual disposition towards swarming, it shall be the duty of the beekeeper to requeen the colony. Queens shall be selected from stock bred for gentleness and nonswarming characteristics.

~~j. Beekeeping zoning permit process.~~

- ~~1. Application. The application for a zoning permit shall contain the following information; name, address, and telephone number of applicant; the address of the location, and a sketch plan of the premises where the bee hives will be maintained include how the owner will demonstrate compliance with the standards of this section.~~
- ~~2. Processing application. The application must be filed with the zoning administrator together with the permit fee.~~

- ~~3. Term and transfer. The zoning permit shall be valid without renewal provided that the applicant complies with the terms of the zoning permit. Zoning permits under this chapter may not be transferred from person to person or from place to place.~~
- ~~4. Revocation. The council may revoke any license issued under this article upon adequate notice and a hearing before the council, if requested, on the following grounds: Any violation of this Code; material misstatement or misrepresentation in application for permit or renewal thereof; failure to keep the permittee's premises in an orderly, aesthetically pleasing manner as prescribed by the council and/or its designated representative; failure to comply with the terms of the permit.~~

Sec. 26-60. - Definitions.

City Code section ~~117-1~~ [106-105](#) (definitions) is hereby incorporated into this article.

Sec. 105-55 Accessory uses and buildings.

(a) Swimming pools and spas.

(1) Setback requirements.

- a. Swimming pools and spas shall be set back a minimum of ten feet from all adjoining lots. For corner lots, swimming pools and spas shall meet the required side yard setback for [accessory structures buildings](#) in the applicable zoning district [as described in the zoning code \(section 117-110\(d\)\)](#). Swimming pools and spas may not extend closer to the front lot line of the parcel than the principal structure located on said parcel, except that on residential parcels of one acre or more in size, a swimming pool or spa may be constructed closer to the front lot line than the principal structure, provided that such swimming pool or spa can maintain a 200-foot setback from the property line.
- b. A swimming pool or spa may not be located closer than four feet to the principal structure located on the parcel where the swimming pool or spa is to be constructed.
- c. No swimming pool or spa may be constructed within 20 feet of any portion of an on-site sewer system or any private water well.
- d. No person shall build, construct, locate or install a swimming pool and walkway or spa within any easement.

(2) Fencing.

- a. *Temporary fencing.* During the construction of any in-ground swimming pool or spa, the construction area must be secured with a portable fence which is not less than four feet in height.
 1. Temporary fencing shall be flush with the ground and securely anchored.
 2. Supportive posts shall be placed no more than eight feet apart.
- b. *Permanent fencing.*
 1. All aboveground swimming pools that have a minimum side-wall height of four feet need not be fenced, but shall have removable steps, which steps shall be removed when the swimming pool is unattended. In the event that an accessory deck to the swimming pool is constructed, which is adjacent to any part of the swimming pool,

said deck shall include, on its entire outside perimeter, a 36-inch-high guard rail. The guard rail shall be constructed so that no open space within it is wider than six inches.

2. All in ground swimming pools shall require that the area be secured by a permanent fence at least four feet in height.
3. All outdoor spas shall have either a fence as described in subsection (c)(2)b.1 of this section, or a secured cover.
4. All permanent fencing shall have self-closing and self-latching gates.

(3) *Noise.*

- a. The swimming pool or spa shall be designed, constructed and sited in such a way as to limit noise generated by its mechanical equipment, so as not to create a nuisance and/or affect the reasonable use and enjoyment of adjacent property owners.
- b. The swimming pool and/or spa shall be sited on the parcel so that its mechanical equipment, including heating and filtering equipment, is located at least 30 feet from the inhabited portion of neighboring residential structures.

(4) ~~*Pool walkway deck and deck drains.*~~ ~~Unobstructed deck areas not less than 48 inches wide shall be provided to extend entirely around each in ground swimming pool. Swimming pool decks shall be constructed above, but not more than nine inches above, the normal water line. The required deck area shall be constructed of impervious material. The deck shall have a pitch of at least one fourth inch to the foot, designed so as to prevent back drainage into the pool.~~ If deck drains are provided, drain pipe lines shall be at least two inches in diameter; drain openings shall have an open area of at least four times the cross sectional area of the drain pipe. Deck drains shall not be connected to the re-circulation system pipe.

(5) *Swimming pool drainage.* To the extent feasible, back flush water or water from pool drainage shall be on the owner's property or into approved public drainage ways. Water shall not drain onto adjacent or nearby private land. Water must not be chemically treated within one week prior to drainage.

(6) *Lighting.* Lights used in conjunction with a swimming pool and/or spa shall be located and constructed so as to deflect away from adjacent property and in such a manner that they do not create a nuisance or affect the reasonable use and enjoyment of adjacent property.

(7) ~~*Administration and permits.*~~ ~~Swimming pools or spas that are less than 5,000 gallons shall be allowed without the issuance of a building permit; however, a zoning permit must be obtained prior to the swimming pool or spa being constructed, installed, or moved onto a property.~~

~~a. Application for a pool/spa permit shall be made on a form supplied by the city, and shall contain all information as stated on the application, including, but not limited to, the following:~~

- ~~1. Legal description and the fee owner of the parcel on which swimming pool/spa is proposed to be constructed.~~
- ~~2. Proposed location of swimming pool or spa on the parcel.~~
- ~~3. Parcel dimensions.~~
- ~~4. Location of any on-site sewage disposal system and/or location of any private water well.~~
- ~~5. Side, front and rear yard setbacks.~~

~~6.—All easements.~~

~~b.—All site plans showing the information listed in subsection (a) of this section shall be drawn to scale, and shall be signed by the parcel's fee owner.~~

- (8) *Construction methods.* Due precautions shall be taken during the construction of a swimming pool or spa to avoid damage, hazards, or inconvenience to adjacent or nearby property, and to ensure that proper care is taken in stock piling excavated material in order to avoid erosion, dust, or other infringement onto adjacent property.

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 improvements are being constructed or reconstructed, the city shall be provided with a cash escrow, cash bond, and/or letters of credit prior to the issuing of building permits or initiation of work on the proposed improvements or development. This security shall guarantee conformance and compliance with the conditions of the approval and the provisions of this Code.

- (1) The security shall be in the amount equal to 75 percent (improvements on private property) and 125 percent (improvements in public right-of-way) 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. Periodic reductions may be requested by the applicant no more frequently than once per month, provided the initial reduced amount is at least 40 percent of the original estimated costs and subsequent reductions of at least 10 percent the original estimated costs.
- (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. 106-430 Bulk Standards

	MR	RR	R-1A	R-1B	R-1C	R-2	R-3
Setbacks from arterial roadways	60	60 40	60 30	60 30	60 30	60 30	60 30

Sec. 106-711(a) Purpose.

The intent of this district is to provide for a range of retail and service commercial, office, [institutional](#), [industrial](#), and residential uses that are organized and planned in a comprehensive manner that cannot otherwise be achieved through standard business or residential districts. The district is created for development seeking alternative regulations that embody principals to promote a better integration of uses that might typically be separated and to provide for an adequate mixture of commercial and residential uses. This district will provide flexibility in land development, diversity in housing types and prices, efficiency in use of public infrastructure, the conservation of energy, preservation of unique land characteristics, preservation of natural areas, and efficient use of land, open space, and public facilities.

Sec. 109-1. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Mobile home means a manufactured home that does not meet the requirements of a manufactured home and the requirements for erection of a manufactured home ~~as described by chapter 117.~~

Sec. 109-2. - Variances.

Variances from the strict enforcement of this chapter may be granted in accordance with the procedures and requirements of [the zoning code section 117-53.](#)

SECTION 3. SUMMARY

The following official summary of Ordinance #25-05 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 #25-25 amends Chapters 2, 10, 26, 105, 106, and 109 of City Code pertaining to the elimination of Zoning Permits (or similar), updated Code references, updated regulations regarding swimming pools, updated language for clarification, and updated language pertaining to financial sureties in development projects.”

SECTION 4. 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 8th day of April, 2025.

Mayor

ATTEST:

City Clerk