

**ORDINANCE #25-08
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

**AN ORDINANCE AMENDING CHAPTER 106
PERTAINING TO THE ZONING CODE**

The City Council of Ramsey ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENT TO CHAPTER 106 PERTAINING TO ZONING.

The following sections of Chapter 106 are hereby amended as follows:

Underlined text is inserted into City Code.

~~Strikethrough text~~ is deleted from City Code.

The table in Section 106-422. - Accessory uses is amended to add the following:

Use	MR	RR	R-1A	R-1B	R-1C	R-2	R-3	Additional Standards (Section)
<u>Daycare Centers</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>106-425(10)</u>

Section 106-425. - Performance standards is amended as follows:

(2) *Home occupations.*

- a. *Intent.* Home occupations shall be allowed to exist in the residential zoning districts in accordance with certain criteria established to protect the peace, quiet, and domestic tranquility in all residential neighborhoods. It is the intent of this section that the property owner shall have a vested interest in the business, as the city does not desire to create business incubators for lease within the residential districts.
- b. *Use table.* The following use table lists allowed and prohibited uses for home-based businesses:

Allowed Uses	Prohibited Uses
Artists and musicians	Ammunition manufacturing
Bed and breakfast establishments	Automotive repair, maintenance, body shops, operations involving internal combustion engines
Beauticians or barber shops	Dance studios
Crafts	Dispatch or transportation centers (individuals or materials)
Dressmaking, tailoring, sewing, or alterations	Escort or sexually oriented businesses

Firearm sales and repair	Flea markets
Food preparation under the Cottage Food exemption	Impound yards or salvage yards
Home offices	Motor vehicle sales
Instructional classes with no more than four pupils	Palm-reading, or fortune-telling
Manufacturing and welding	Restaurants, bars, breweries
Photography studio (See additional standards within Sec. 106-425(2)(c)(5).)	Retail sales (in-person)
Retail sales (By appointment, online, or mail delivery)	Sales yards or storage yards
Uses determined by the zoning administrator to be similar in character to the allowed business uses and comply with all general provisions	Storage of motor vehicles, or tow yards
	Tanning salons
	Tattoo parlors
	Trash haulers
	Uses involving hazardous materials or activities
	Uses that adversely affect governmental facilities or infrastructure
	Uses that adversely affect environmental features
	Uses determined by the zoning administrator that do not meet the intent of a home occupation

c. *General provisions.*

1. *Permit.* A home occupation will not be required to obtain a [type-II](#) home occupation permit if it:
 - i. Is an allowed business use as outlined in subsection b.;
 - ii. Meets all general provisions outlined in subsection c.; and
 - iii. Does not meet the criteria necessitating a type-II home occupation permit outlined in subsection d.
2. *Ownership.* Home occupation and operations are restricted to the property where the owner of the home occupation resides, has title, or holds rental lease.
3. *Number.* No more than one business is allowed per residential property.
4. *Employees.* One employee that is not a resident of the dwelling is allowed.
5. *Principal structure.* All business operations must be internal to the dwelling, and entrance to the home occupation shall be gained from within the principal structure. No home occupation activity shall be allowed within a detached accessory building or garage without a [type-II](#) home occupation permit.
 - a. [Exception: Photography studios may be located within the principal structure, accessory structures, landscape features, or in the yard without a type-II home occupation permit.](#)
6. *Size.* The area of the home occupation cannot exceed the allowable square footage amounts for the applicable lot size established the table in section 106-450.
7. *Parking space reserved.* At least 400 square feet of indoor garage/parking space must be reserved for personal vehicles or equipment, in either attached or detached garage space.
8. *Signage.* A sign not exceeding two square feet in size may be displayed if affixed flat against the wall of either the dwelling or accessory building where the home

occupation is being conducted. The sign shall be non-illuminated and shall not have dynamic display capabilities.

9. *Exterior.* There shall be no other exterior evidence of the existence of a home occupation, including outdoor storage of materials or commercial vehicles.
 10. *Vehicles and on-site parking.* One passenger vehicle associated with the business is allowed. The number of persons permitted on the site at any given time shall be limited so as not to create a parking demand in excess of that which can be accommodated on driveway(s) and/or parking pads on the site of the home occupation.
 11. *Deliveries.* The occupation cannot be serviced by deliveries from vehicles with a gross vehicle weight exceeding 20,000 pounds.
 12. *Nuisance prevention.* The business must not create noise, odors, vibration, smoke, air pollution, liquid or solid wastes, heat, glare, dust, or other adverse influences ~~shall be permitted~~ that will in any way have an objectionable effect upon adjacent or nearby property. In order to guarantee that a home occupation, once authorized, will not become a nuisance to the neighbors or otherwise violate these regulations, the city staff or city council may impose reasonable conditions necessary to protect the public health, safety, and welfare of residents of the city.
 13. *Non-conforming uses.* Any existing home occupation that is discontinued for a period of more than 30 days, or is in violation of the provisions, under which it was initially established, shall be brought into conformity with the provisions of this chapter.
- d. *Standards for home occupations that require a type-II home occupation permit.*
1. *Allowed use.* The home occupation must be an allowed use from the list in subsection b.
 2. *Employees.* A maximum of two non-resident employees is allowed.
 3. *Vehicle.* Outside parking of two commercial vehicles used for business transportation.
 4. *Accessory Structure.* Use of an accessory structure is allowed, but cannot exceed 800 square feet of the structure space.

Section 106-425. - Performance standards is amended to add the following:

(10) Daycare Centers. Daycare centers are allowed as an accessory use only within a structure primarily for religious institution.

Section 106-450(3). - Accessory structures is amended as follows:

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

- (3) Setbacks.
 - a. Side and rear setbacks: Five feet.
 - b. Front setback ~~and side adjacent to right-of-way~~: No closer to the street than the edge of the principal structure.
 - c. Side setback adjacent to right-of-way: the same minimum side yard setback to right-of-way requirement as the principal structure for that zoning district.
 - e d. Exception: Detached accessory building may be located in front of the principal building while maintaining setbacks for principal structures in that zoning district when:
 1. On RR lots two acres or greater in area, or
 2. When located riparian lots in the wild and scenic, critical area, or shoreland overlay districts.

Section 106-460(3). - Residential parking standards is amended as follows:

- (3) Surfacing.
 - a. Inside the metropolitan urban service area (MUSA).
 - 1. Currently licensed and operable motor vehicles, the primary purpose of which is for private transportation or recreational use may be parked.
 - i. In the front yard if on a driveway.
 - ii. In the side or rear yard provided it is parked on a residential parking surface that consists of a continuous hard surface of either bituminous pavement, ~~or~~ concrete, or driveway-rated pavers.
 - 2. Equipment, for which the primary purpose is private or personal/recreational use may be parked.
 - i. In the front yard if on a driveway.
 - ii. In the side yard on a residential parking surface of a continuous hard surface of either bituminous pavement, ~~or~~ concrete, or driveway-rated pavers.
 - iii. In the rear yard on an unimproved surface.
 - b. Outside the metropolitan urban service area (MUSA).
 - 1. Currently licensed and operable motor vehicles, the primary purpose of which is for private transportation or recreational use may be parked.
 - i. In the front yard if on a driveway.
 - ii. In the side or rear yard provided it is parked on a residential parking surface that consists of either bituminous pavement, concrete, driveway-rated pavers, or prepared gravel/Class V/crushed concrete/conbit of at least two inches in depth that is applied to the entire area beneath the motor vehicle and extending 12 inches around the perimeter of the motor vehicle.
 - 2. Equipment, for which the primary purpose is private or personal/recreational use may be parked.
 - i. In the front yard if on a driveway.
 - ii. In the side yard on a residential parking surface of bituminous pavement, concrete, driveway-rated pavers, or a prepared gravel/Class V/crushed concrete/conbit of at least two inches in depth, that is applied to the entire area beneath the equipment and extending 12 inches around the perimeter of the equipment.
 - iii. In the rear yard on an unimproved surface.

The table in Section 106-521. - Principal uses is amended as follows:

Use	B-1	B-2	B-3	I-1	I-2	Additional Standards (Section)
<u>Off-premises Digital Billboards Signs</u>	NP	C	C	C	C	117-468 <u>108-55</u>

SECTION 3. SUMMARY

The following official summary of Ordinance #25-08 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:

“Chapter 106 Zoning Code has been amended to add daycare centers as a permitted accessory use to religious institutions, modified corner lot accessory structure setbacks, clarified parking surfaces in residential districts, and updated terminology to be consistent with other chapters.”

SECTION 4. EFFECTIVE DATE

This ordinance becomes effective upon publication, subject to City Charter Section 5.07.

PASSED by the City Council of the City of Ramsey, Minnesota the 23rd day of September, 2025.

Mayor

ATTEST:

City Clerk