



ORDINANCE NO. 2023-003

**CITY OF ARDEN HILLS
RAMSEY COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING CHAPTER 13, SECTION 1320,
SUBSECTIONS 1320.04, 1320.05 AND 1320.15
OF THE ARDEN HILLS CITY CODE
REGARDING DISTRICT PROVISIONS**

THE CITY COUNCIL OF THE CITY OF ARDEN HILLS, MINNESOTA, ORDAINS:

SECTION 1. Chapter 13 – Zoning Code, Section 1320 – District Provisions, Subsection 1320.04 – Purpose of Districts, is hereby amended by adding the underlined language as follows:

1320.04 Purpose of Districts.

Subd. 17 CD Conservation District

A. To provide a "holding" zone for federally owned lands on the Arden Hills Army Training Site to ensure that future development is staged, maintains a sustainable level of public expenditures for utilities and services, and protects those areas generally determined to be unsuitable for development due to the presence of wetlands, floodplains, steep slopes, certain drainage and soil conditions, and critical wildlife habitat.

B. To provide for areas for the development of solar energy systems.

SECTION 2. Chapter 13 – Zoning Code, Section 1320 – District Provisions, Subsection 1320.05 – Land Use Chart, is hereby amended by replacing the chart in its entirety as follows:

1320.05 Land Use Chart.

See attached Attachment “A” for the Land Use Chart with the addition of Solar Energy Systems as a Conditional Use.

SECTION 3. Chapter 13 – Zoning Code, Section 1320 – District Provisions, Subsection 1320.15 – Special Requirements for the Conservation District, is hereby amended by adding the underlined language as follows:

1320.15 Special Requirements for the Conservation District.

Subd. 3 Conditional Uses. Conditional Uses are allowed as specified in the Land Use Chart, Section 1320.05, for the CD District. However, this Code specifies additional requirements for a solar energy system.

A. Solar Energy Systems shall be evaluated as part of the Conditional Use Permit review for development consistent with the District Requirements as outlined in Section 1320.03 and the City Council through the CUP may allow flexibility to design standards including but not limited to setbacks, lot coverage, height, access, size, screening, and fencing based upon site suitability and abutting properties and area.

SECTION 4. This Ordinance shall become effective immediately upon its passage and publication according to law. A Summary of this Ordinance will be published in accordance with state statute.

PASSED and ADOPTED this 10th day of April, 2023, by the City Council of the City of Arden Hills, Minnesota.

CITY OF ARDEN HILLS

By _____
David Grant, Mayor

ATTEST:

Julie Hanson, City Clerk

To view the final document, access adopted Ordinances via Arden Hills Public Laserfiche Weblink by visiting cityofardenhills.org and clicking on Archived Documents under Helpful Links on our main webpage

ATTACHMENT "A"

1320.05 Land Use Chart.

(revised 03/02/23)

<i>Uses:</i>	<i>Zoning Districts:</i>																
	<i>R- 1</i>	<i>R- 2</i>	<i>R- 3</i>	<i>R- 4</i>	<i>NB</i>	<i>B- 1</i>	<i>B- 2</i>	<i>B- 3</i>	<i>B- 4</i>	<i>CC</i>	<i>GB</i>	<i>I-1</i>	<i>I-2</i>	<i>I-FLEX</i>	<i>CD</i>	<i>POS</i>	<i>INST</i>
Antenna, Dish or Tower	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA
Boarding house	C	C	C	C	=	=	=	=	=	C	=	=	=	=	=	=	=
Brewpub	=	=	=	=	=	=	C	C	C	=	=	=	=	=	=	=	=
Business service	=	=	=	=	=	A	P	P	P	C	P	P	P	P	=	=	=
Clinic, medical office	=	=	=	=	P	P	P	P	P	C	P	P	P	P	=	=	=
Club or lodge (non-profit)	=	=	=	=	=	P	P	P	=	C	=	=	=	=	=	=	=
Club , sports & fitness	=	=	=	=	=	A	P	P	P	C	P	P	=	P	=	=	=
Commercial recreation - indoor	=	=	=	=	=	=	P	P	P	=	=	P	=	=	=	=	=
Daycare Facility, over 10	=	=	=	=	P	P	P	P	P	=	P	P	P	P	=	=	=
Day care, family - 10 or less	A	A	A	A	A	=	A	=	=	=	=	=	=	=	=	=	=
Day care, group family - 14 or less	CA	CA	CA	CA	CA	=	CA	=	=	=	=	=	=	=	=	=	=
Dog kennel	=	=	=	=	=	=	C	C	=	=	=	=	=	=	=	=	=
Dog run	A	A	A	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Drive -up windows	=	=	=	=	=	=	C	C	C	=	A	=	=	=	=	=	=
"Dry cleaning & laundry, pick-up station"	=	=	=	=	C	=	A	A	=	=	A	=	=	=	=	=	=
"Dry cleaning & laundry, self-service laundry"	=	=	=	=	C	=	C	C	=	=	=	=	=	=	=	=	=
Dwelling: density zoning	D	D	D	D	=	=	=	=	=	=	=	=	=	=	=	=	=
Dwelling: multiple family	=	=	C	C	C	=	C	=	=	C	C	=	=	=	=	=	=
Dwelling: single-family attached	C	C	D	D	=	=	=	=	=	=	=	=	=	=	=	=	=
Dwelling: single-family detached	P	P	P	P	=	=	=	=	=	=	=	=	=	=	=	=	=
Dwelling: two-family	C	C	P	P	C	=	=	=	=	=	=	=	=	=	=	=	=
Dwelling: live-work unit	=	=	=	=	C	=	=	=	=	=	=	=	=	=	=	=	=
Financial institution & service	=	=	=	=	P	P	P	P	P	C	P	P	P	P	=	=	=
Garage, truck	=	=	=	=	=	=	=	=	=	=	=	C	C	=	=	=	=
Higher Education, Campus	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	C
Home occupation : Class I	A	A	A	A	A	=	=	=	=	A	=	=	=	=	=	=	=
Home occupation : Class II	CA	CA	CA	CA	CA	=	=	=	=	C	=	=	=	=	=	=	=
Hospital	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Hotel/motel	=	=	=	=	=	=	C	P	C	C	C	=	=	C	=	=	=
House of worship	C	C	C	C	C	C	C	C	C	C	=	=	=	C	=	=	=
Manufactured home park	=	=	C	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Manufacturing & processing : Class I	=	=	=	=	=	=	A	A	A	=	P	P	P	P	=	=	=
Manufacturing & processing : Class II	=	=	=	=	=	=	=	=	=	=	=	=	P	=	=	=	=

Micro brewery	==	==	==	==	==	==	C	C	C	==	C	==	==	C	==	==	==
Micro distillery	==	==	==	==	==	==	C	C	C	==	C	==	==	C	==	==	==
Mortuary, funeral home	==	==	==	==	==	==	P	P	==	C	==	==	==	==	==	==	==
Multiple occupancy building	==	==	==	==	C	C	C	C	C	C	C	C	C	C	==	==	==
Nursery	C	C	C	C	==	==	==	==	==	==	==	==	==	==	==	==	==
Nursing home and assisted living	C	C	C	C	==	==	D	==	==	C	==	==	==	==	==	==	==
Office	==	==	==	==	P	P	P	P	P	P	P	P	P	P	==	==	==
Pawn shop	==	==	==	==	==	==	==	==	==	==	==	==	==	==	==	P	==
Personal services	==	==	==	==	C	A	P	P	P	C	P	==	==	A	==	==	==
Public use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	==	==	==
Research and development facility	==	==	==	==	C	P	C	C	C	==	P	P	P	P	C	C	==
Research animals	==	==	==	==	==	==	C	==	==	==	==	C	C	==	==	==	==
Residence Hall, dormitory	==	==	==	C	==	C	D	==	==	==	==	==	==	==	==	==	==
Residential facility, state licensed, serving 1- 6	P	P	P	P	P	==	P	==	==	==	==	==	==	==	==	==	==
Residential facility, state licensed, serving 7- 16	C	C	C	C	C	==	C	==	==	==	==	==	==	==	==	==	==
Restaurant and restaurant-fast food	==	==	==	==	C	A	P	P	P	C	P	C	C	==	==	==	==
Retail sales & service	==	==	==	==	P	A	P	P	P	C	A	A	A	A	==	==	==
School, general education	C	C	C	C	==	==	==	==	==	C	==	==	==	==	==	==	==
School, specialized education	==	==	==	==	==	C	C	C	C	C	==	==	==	==	==	==	==
Service station	==	==	==	==	==	==	C	C	==	==	C	C	C	==	==	==	==
Solar Energy System	==	==	==	==	==	==	==	==	==	==	==	==	==	==	C	==	==
Storage, exterior	==	==	==	==	==	==	==	==	==	==	==	==	CA	==	==	==	==
Studio	==	==	==	==	C	C	P	P	P	C	==	==	==	==	==	==	==
Theater, indoor	==	==	==	==		A	C	P	==	C	==	==	==	==	==	==	==
Thrift Store	==	==	==	==	==	==	==	==	C	==	==	==	==	C	==	==	==
Utility distribution line	P	P	P	P	P	P	P	P	P	==	P	P	P	P	A	P	==
Utility substation	==	==	==	==	==	==	==	==	==	==	==	C	C	==	==	==	==
Utility transmission	C	C	C	C	C	C	C	C	C	==	C	C	C	C	C	C	==
Vehicle - motorized, leasing and rentals	==	==	==	==	==	==	C	C	==	==	==	==	==	==	==	==	==
Vehicle - motorized, service	==	==	==	==	==	==	C	C	==	==	==	==	==	==	==	==	==
Warehousing	==	==	==	==	==	A	A	A	A	==	C	P	P	C	==	==	==

"P" = Permitted; "D" = Planned Unit; "==" = Not Permitted;

"C" = Conditional Use Permit; "A" = Accessory; "CA" = Conditional Accessory Use Permit, "I" = Interim Use Permit"