



ORDINANCE NO. 2026-015

CITY OF ARDEN HILLS RAMSEY COUNTY, MINNESOTA

AN ORDINANCE AMENDING CHAPTER 13, SECTION 1380, TCAAP REDEVELOPMENT CODE OF THE ARDEN HILLS CITY CODE CONCERNING DEFINITIONS AND BUILDING SITE DEVELOPMENT REQUIREMENTS

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

SECTION 1. Chapter 13 – Zoning, Section 1380 – TCAAP REDEVELOPMENT CODE – Subsection 4.0 Definitions is hereby amended by adding the below underlined language and removing the ~~struck~~ language.

Clear Height

The distance from the top of the finished floor to the lowest point of the lowest structural steel member ~~bottom of the finished ceiling~~ in portions of commercial buildings used for warehousing or manufacturing.

SECTION 2. Chapter 13 – Zoning, Section 1380 – TCAAP REDEVELOPMENT CODE – Subsection 6.0 Building and Site Development Standards is hereby amended by adding the below underlined language and removing the ~~struck~~ language.

6.1 General to All Zoning Districts

(e) Loading Dock Standards:

- i. Facilities that include a loading dock shall have a maximum clear height of twenty-four feet (24') as measured from the top of the finished floor to the lowest point of the lowest structural steel member ~~the surface of the ground floor to the lowest point on the ceiling except in the CC - Campus Commercial and FO – Flex Office Districts where the maximum clear height shall be thirty-two feet (32')~~.
- ii. No more than one loading dock shall be allowed per 10,000 square feet of building area.
- iii. Cross docks, where loading docks are situated along two (2) walls of the same building, shall not be permitted.

SECTION 3. This Ordinance shall become effective immediately upon its passage and publication according to law.

PASSED and ADOPTED this 27th day of July, 2026, by the City Council of the City of Arden Hills, Minnesota.

CITY OF ARDEN HILLS

By _____
David Grant, Mayor

ATTEST:

Julie Hanson, City Clerk