

**CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA**

ORDINANCE NO. 08-175

**AN ORDINANCE AMENDING ARTICLE XIII: VILLAGE MIXED USE DISTRICT AND
CREATING STANDARDS FOR A VILLAGE LOW DENSITY RESIDENTIAL ZONING
DISTRICT**

SECTION 1. The City Council of the City of Lake Elmo hereby amends the Lake Elmo City Code Title XV: Land Usage; Chapter 154: Zoning Code; Article XIII: Village Mixed Use District; to read the following:

ARTICLE XIII: VILLAGE DISTRICT

§ 154.500 PURPOSE AND DISTRICT DESCRIPTION

(A) *V-LDR Village Low Density Residential.* The purpose of the V-LDR zoning district is to provide opportunity for lower density residential development within the Old Village and create a transition and connectivity between the heart of the Old Village and surrounding rural areas. Residential development within areas zoned V-LDR will occur at a density of 1.5-2.49 units per acre.

(B) *VMX – Village Mixed Use District.* The purpose of the VMX district is to provide an area for compact, mixed use development made mutually compatible through a combination of careful planning and urban design and coordinated public and private investment. This district is intended to continue the traditional mixed use development that has occurred in the Village area by allowing retail, service, office, civic and public uses as well as residential units. The mixture of land uses within the district is essential to establishing the level of vitality and intensity needed to support retail and service uses. Development within areas zoned VMX will occur at a density of 6-10 units per acre. Senior congregate care facilities may exceed this density maximum with a range not to exceed a total of 16 units per acre, provided the facility can satisfy all zoning and applicable conditional use permit review criteria. The placement of building edges and treatment of building, parking, landscaping, and pedestrian spaces is essential to creating the pedestrian friendly environment envisioned for the VMX district. The standards in this chapter are intended to implement and effectuate the principles and relationships established in the Village Master Plan, which will be carried out through specific standards related to site planning, signage, architecture, building materials, and landscaping. Renovation and infill of traditional storefront-type buildings is encouraged, and parking standards may be waived to recognize the availability of on-street and shared parking facilities.

§ 154.501 PERMITTED AND CONDITIONAL USES

Table 11-1 lists all permitted and conditional uses allowed in the urban residential districts. “P” indicates a permitted use, “C” a conditional use. Uses not so indicated shall be considered prohibited. Cross-references listed in the table under “Standards” indicate the location within this Ordinance of specific development standards that apply to the listed use.

A. *Combinations of uses, Village Districts.* The following use types may be combined on a single parcel:

1. Principal and accessory uses may be combined on a single parcel.
2. A principal and secondary dwelling unit may be combined according to the standards of Section 155.137-154.454 (C).

B. *Combination of uses, VMX District.*

1. Single-family attached or multi-family complexes designed for rental or condominium occupancy, since these typically include multiple units and buildings on a single parcel.
2. Other permitted or conditional uses allowed within the district may be combined on a single parcel, provided that a unified and integrated site plan is approved. The entire development must be approved as a conditional use.
3. A mixed-use building that combines permitted or conditionally permitted residential, service, retail and civic uses may be developed meeting the form standards of this Article. Office or studio uses on upper stories are encouraged.

Table 11-1: Permitted and Conditional Uses, VMX Village Districts

	V-LDR	VMX	Standard
Residential Uses			
Household Living			
Single-family detached dwelling	P	C*	154.505 (A) (1), (2), *(4)
Two-family dwelling	-	C*	154.505 (A) (1), *(4)
Single-family attached dwelling	-	C	154.505 (A) (1), (5)
Multifamily dwelling	-	C	154.505 (A) (1), (6)
Secondary dwelling	C	C	154.454 (C) & 154.505 (A) (1), (3)
Live-work unit	-	C	154.505 (B) (6)
Group Living			
Group Home	P	P	154.301 (A)
Group Residential Facility	-	C	154.301 (B)
Congregate Housing	-	C	154.301 (C)
Semi-Transient Accommodations	-	C	154.301 (C)
Public and Civic Uses			
Community Services	-	P	
Day Care Center	-	P	
Public Assembly	-	C	
Religious Institutions	-	C	154.303 (N)
Schools, Public and Private	-	C	154.303 (A)
Services			
Business Services	-	P	
Business Center	-	P	
Offices	-	P	
Communications Services	-	P	
Education Services	-	P	154.303 (A)
Financial Institution	-	P	
Funeral Home	-	C	
Lodging	-	C	154.302 (D)
Medical Facility	-	C	154.303 (B)
Membership Organization	-	C	
Nursing and Personal Care	-	C	154.303 (C)
Personal Services	-	P	
Repair and Maintenance Shop	-	C	154.505 (B) (1)
Trade Shop	-	C	154.505 (B) (2)
Veterinary Services	-	C	154.505 (B) (3)

Food Services			
Standard Restaurant	-	P	
Restaurant with Drive-through	-	C	154.304 (A)
Drinking and Entertainment	-	P	154.304 (B)
Sales of Merchandise			
Retail Trade ¹	-	P	
Farmer's Market	-	C	
Garden Center	-	C	154.505 (B) (4)
Neighborhood Convenience Store	-	P	
Shopping Center	-	C	
Wayside Stand	P	P	154.454 (D)
Automotive/Vehicular Uses			
Automobile Maintenance Service	-	C	154.505 (B) (5)
Automobile Parts/Supply	-	C	154.505 (B) (5)
Gasoline Station	-	C	154.305 (B)
Parking Facility	-	C	154.505 (B) (7)
Sales and Storage Lots	-	C	154.305 (C)
Outdoor Recreation			
Outdoor Recreation Facility	-	C	154.306 (C)
Parks and Open Areas	P	P	
Indoor Recreation/Entertainment			
Indoor Athletic Facility	-	C	154.307
Indoor Recreation	-	C	154.307
Transportation and Communications			
Broadcasting or Communications Facility	-	C	
Mixed Uses			
Combination of Principal Uses on a single parcel	-	C/P	154.501 (B)
Combination of Principal and Accessory Uses on a single parcel	P	P	154.501 (A)
Accessory Uses			
Home Occupation	P	P	154.012 (12) (e)
Bed and Breakfast	-	C	154.310 (A)
Family Day Care	P	P	154.012 (12) (d)
Group Family Day Care	-	C	
Temporary Sales	P	P	154.509 (G)
Parking Facility	-	P	154.505 (H) (7)
Solar Equipment	P	P	154.310 (C)
Swimming Pools, Hot Tubs, Etc.	P	P	
Other Structures Typically Incidental and Clearly Subordinate to Permitted Uses	P	P	

Note: Standards listed in Table 11-1 are listed by Article, Section and Subsection.

¹Retail Trade in the VMX District includes all uses and activities defined as Retail Trade in §155.507.B.5 154.012 (5) (c) with the exception of building supplies sales and warehouse club sales.

§ 154.502 LOT DIMENSIONS AND BUILDING BULK REQUIREMENTS

Lot area and setback requirements shall be as specified in Table 11-2, Lot Dimension and Setback Requirements.

Table 11-2: Lot Dimension and Setback Requirements, Villages Districts

	V-LDR	VMX
Minimum Lot Area (sq. ft.)^a		
Non-Residential Use	-	None
Single Family Detached Dwelling	9,000	9000
Two-Family Dwelling (per unit) ^b	-	3,000
Single-Family Attached (per unit) ^c	-	2,500
Multi-Family Dwelling (per unit)	-	1,800
Secondary Dwelling	-	See 154.454 (C)
Live-Work Unit	-	3,000
Congregate Housing	-	154.301 (C)
Other Structures	-	3,500
Maximum Lot Area (acres)		
Residential Structures-Lots	N/A	N/A
Other Structures	N/A	5
Minimum Lot Width (feet)		
Single Family Detached Dwelling	70	70
Two-Family Dwelling (per unit) ^b	-	30
Single-Family Attached (per unit) ^c	-	25
Multi-Family Dwelling (per building)	-	75
Live-Work Unit	-	25
Maximum Height (feet/stories)	35	35/3 ^d
Maximum Impervious Coverage		
Residential Lots	35%	75%
Other	-	No Limit
Minimum Building Setbacks (feet)		

Front Yard	25	Single-Family Detached, Two-Family, and Single-Family Attached: See LDR standards of 154.452 Multi-Family Dwellings: 154.505 (A) (6) (b) All Other Residential Uses: 154.505 (A) (7) Non-Residential Uses: 154.505 (B) (1)
Interior Side Yard		
Principal Building	10	10 ^e
Attached Garage or Accessory Structure	5	5
Corner Side Yard	15	0 ^f
Rear Yard	20	10 ^g
Garages (entrance to right-of-way)	25	25

Notes to Village Districts Table

- a. No development may exceed the residential density range as specified in the Comprehensive Plan for the corresponding land use category.
- b. Two-family units may be side-by-side with a party wall between them (“twin”) or located on separate floors in a building on a single lot (“duplex”). The per-unit measurements in this table apply to “twin” units, whether on a single lot or separate lots. The standards for single-family detached dwelling shall apply to a “duplex” containing two vertically-separated units on a single lot.
- c. In the case of single-family attached dwellings that are not situated on individual lots, minimum lot size shall be applied to each unit as a measure of density; i.e. 1 unit per 2,500 square feet. This standard is also used for multifamily dwellings.
- d. Buildings up to 45 feet in height may be permitted as part of a PUD in the VMX District.
- e. Side yard setbacks in the VMX District apply only along lot lines abutting residentially zoned parcels or those parcels with residential uses as the sole use.
- f. Corner properties: the side yard façade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street, or the required front

yard setback, whichever is less. If no structure exists on the adjacent property, and provided required setbacks are not otherwise stated herein, the setback shall be shown in the table.

- g. Properties zoned V-LDR abutting Stillwater Boulevard North (CSAH 14), Lake Elmo Avenue North (CSAH 17) north of Stillwater Blvd (CSAH 14), and Manning Avenue North (CSAH 15) shall have a minimum structure setback of 50 feet.

§ 154.503 DIMENSIONAL REQUIREMENTS AND PRESERVATION OF OPEN SPACE

- A. *Averaging of Lot Area.* When lots are clustered within a development to provide common open space, the open space may be used to calculate an average density per lot to determine compliance with the individual lot area requirements.
- B. *Lot Dimension Reductions.* Other reductions in dimensional standards may be considered as part of a Planned Unit Development if these reductions provide for common open space within a development.
- C. *Village Open Space Overlay District.* Development of areas within the Village Open Space Overlay District, as designated by the Comprehensive Plan, is not allowed. Residential lots shall not encroach on the areas designated as open space per this overlay district, unless berming or screening protected by a landscape easement is provided as an alternative approved by Council.

§ 154.504 GENERAL SITE DESIGN CONSIDERATIONS – LMX VILLAGE DISTRICTS

Development of land within the Village Districts shall follow established standards for traffic circulation, landscape design, and other considerations as specified in Article 5, 6 and 7.

- A. *Circulation.* New access points to County State Aid Highway 14 may be refused or restricted to right-in right-out movement if alternatives exist. Internal connections shall be provided between parking areas on adjacent properties wherever feasible.
 - 1. The number and width of curb-cuts shall be minimized. To promote pedestrian circulation, existing continuous curb-cuts shall be reduced to widths necessary for vehicular traffic, and unnecessary or abandoned curb cuts shall be removed as parcels are developed.
- B. *Fencing and Screening.* Fencing and screening walls visible from the public right-of-way shall be constructed of materials compatible with the principle structure.
- C. *Lighting design.* Lighting shall be integrated into the exterior design of new or renovated structures to create a greater sense of activity, security, and interest to the pedestrian, and shall comply with §150.035-150.038 *Lighting, Glare Control, and Exterior Lighting Standards.*
- D. *Exterior Storage.* Exterior materials storage must be screened from view from adjacent public streets and adjacent residential properties, by a wing of the principal structure or a screen wall constructed of the same materials as the principal structure. Height of the structure or screen wall must be sufficient to completely conceal the stored materials from view at eye level (measured at six feet above ground level) on the adjacent street or property.

- E. *Screening of Existing Residential Structures.* When a new development is proposed adjacent to an existing single family residential structure, screening shall be provided in accordance with §154.258.F. The City may require buffering or screening above and beyond this section in cases where the required screening will not provide an adequate separation between incompatible uses.
- F. *Sidewalks and/or Trails.* Where cul-de-sacs are permitted by the City, sidewalks or trails are required to connect the bulb of the cul-de-sac with the nearest through-road or trail.
- G. *Lake Elmo Theming Study.* Elements of the Lake Elmo Theming Study not herein described must be incorporated in to development within Village Districts where applicable.

§ 154.505 DEVELOPMENT STANDARDS FOR SPECIFIC USES

Development of land within the Village Districts shall follow established standards for traffic circulation, landscape design, parking, signs and other considerations as specified in Articles 5, 6 and 7. The following standards apply to specific uses; other standards related to design and building type may be found at §154.506.

A. Residential Units, Village Districts.

1. *All Residential Units, Village Districts.*

- a. Residential housing units shall be designed to reflect the general scale and character of the Village, including front yard depth, height and roof pitch, primary materials, facade detailing and size and placement of window and door openings.

2. *Single-Family Detached Dwellings, Village Districts.*

- a. No parking shall be located in the front yard or between the front façade and the street except on a permitted driveway.
- b. Primary entrances are required to be along the front façade.
- c. Dwelling units shall be at least twenty-four (24) feet in width, at least nine hundred sixty (960) square feet in area, and be placed on a permanent foundation.

3. *Secondary Dwellings, Village District.* Restricted to lots occupied by single-family dwellings, and must meet the standards for secondary dwellings in residential districts, §154.13454 (C) and be located within the primary structure.

4. *Single-Family Detached and Two-Family Dwellings, VMX District.*

- a. Unless otherwise specified in this Article, Single and Two-Family Dwellings in the VMX district shall adhere to the ~~MDR~~ LDR district setbacks as specified in §154.452.

5. *Single-Family Attached, VMX District.*

- a. The primary entrance to each unit shall be located on the façade fronting a public street; an additional entrance may be provided on the rear or side façade.
 - b. Common open space for use by all residents or private open space adjacent to each unit shall be provided. Such open space shall comprise a minimum of three hundred (300) square feet per unit.
 - c. No parking shall be located in the front yard or between the front façade and the street except on a permitted driveway.
 - d. Unless otherwise specified in this Article, Single-Family Attached dwellings in the VMX district shall adhere to the MDR district setbacks as specified in §154.452.
6. *Multi-Family Dwelling Units, VMX District.*
- a. Dwelling units (both condominium and rental) within a mixed use building are restricted to the upper floors or rear or side ground floors.
 - b. Setback standards for multi-family dwellings not within a mixed use development shall be determined through the conditional use process.
7. *All Other Residential Uses, VMX District.* Setbacks for all other residential uses within the Village districts not specifically outlined in this Section shall be determined by either 154.506 or through the conditional use process.

B. *Non-Residential Uses, VMX District.*

1. *Setbacks, Generally.* The front yard setback of a new non-residential building within the VMX district shall maintain the prevailing front yard setback of that block, or a maximum setback of 20 feet, whichever is less.
2. *Repair and Maintenance Shop.* No outdoor storage is permitted unless fully screened from public view.
3. *Trade Shop.* Exterior materials storage must be totally screened from view from adjacent public streets and adjacent residential properties by a wall of the principal structure or a screen wall constructed of the same materials as the principal structure.
4. *Veterinary Services.*
 - a. All activities must be conducted within an enclosed building.
 - b. Specific veterinary practices shall be limited to veterinary medicine, surgery, dentistry, and related service for small domestic household pets.
5. *Garden Center.*

- a. The storage or display of any materials or products shall meet all setback requirements of a structure, and shall be maintained in an orderly manner. Screening along the boundaries of adjacent residential properties may be required, meeting the standards of Article 6, Section 155.89.F.
 - b. All loading and parking shall be provided off-street.
 - c. The storage of any soil, fertilizer or other loose, unpackaged materials shall be contained so as to prevent any effects on adjacent uses.
6. *Automobile Maintenance Service and Automobile Parts/Supply*
- a. All vehicle repairs shall be conducted in a completely enclosed building
 - b. The storage or display of inoperable or unlicensed vehicles or other equipment shall meet all setback requirements of a structure, and shall be totally screened from view from adjacent public streets and adjacent residential properties.
7. *Live-Work Unit.* The purpose of a live-work unit is to provide a transitional use type between a home occupation and a larger commercial enterprise, and to provide neighborhood-oriented commercial services, while maintaining a generally residential character in which the work space is subordinate to the residential use.
- a. The work space component shall be located on the first floor or basement of the building.
 - b. The dwelling unit component shall maintain a separate entrance located on the front or side façade and accessible from the primary abutting public street.
 - c. The work space component of the unit shall not exceed thirty (30) percent of the total gross floor area of the unit.
 - d. A total of two (2) off-street parking spaces shall be provided for a live-work unit, located to the rear of the unit, or underground/enclosed.
 - e. The size and nature of the work space shall be limited so that the building type may be governed by residential building codes. An increase in size or intensity beyond the specified limit on floor area would require the building to be classified as a mixed-use building.
 - f. The business component of the building may include offices, small service establishments, home crafts which are typically considered accessory to a dwelling unit, or limited retailing (by appointment only) associated with fine arts, crafts, or personal services. It may not include a wholesale business, a commercial food service requiring a license, a limousine business or auto service or repair for any vehicles other than those registered to residents of the property.
 - g. The business of the live-work unit must be conducted by a person who resides on the same lot. The business shall not employ more than two (2) workers on-site at any one time who live outside of the live-work unit.

8. *Parking Facility.* Structured parking is permitted as a ground floor use within a mixed-use building, provided that the entrance is located on side or rear facades, not facing the primary abutting street. The primary street-facing façade shall be designed for retail, office or residential use.
9. *Outdoor Dining Accessory to Food Services.* Outdoor dining is allowed as an accessory use in the commercial districts, provided that tables do not block the sidewalk. A minimum of five (5) feet of sidewalk must remain open.

§ 154.506 VMX DISTRICT DESIGN AND DEMOLITION REVIEW

- A. *Review of Design.* For certain development activity as specified in the *Lake Elmo Design Standards Manual*, design review is required as part of the approval process for a building permit, conditional use permit, or certificate of zoning compliance under this Ordinance. All projects subject to design review shall be reviewed for conformance with the *Lake Elmo Design Standards Manual*. A separate process for design review is not established.
 1. *Review Authority and Process.* Design review shall be the responsibility of the individual or body authorizing the permit or certificate and shall be incorporated in the established review of the applicable building permit, conditional use permit, or certificate of zoning compliance. For those applications under this Ordinance that require review by the Planning Commission (i.e. conditional use permits), the Planning Commission shall consider the standards in the *Lake Elmo Design Standards Manual* as part of its recommendation to the City Council.
 2. *Review by Professional.* The authorizing body may request review by a design professional of the proposed design or demolition. The cost of review by such design professional shall be charged by the applicant, and shall not exceed \$1,000 unless otherwise agreed to by the applicant.
 3. *Development Activity Defined.* Development Activity consists of new construction and redevelopment activities, including remodeling that expands the footprint of a structure, altering, or repairing a structure in a manner that will change the exterior appearance of said structure. Development activity also includes the construction of a new parking lots and installation of signage.
 - a. *Exempt Activities.* The following activities shall be exempt from under review of this Section:
 - i. Ordinary repairs and maintenance that will not change the exterior appearance of a structure;
 - ii. Removal of existing signage without replacement unless said signs are an integral part of the building;
 - iii. Emergency repairs ordered by the Director of Planning in order to protect public health and safety;
 - iv. Exterior alteration, addition, or repair of a structure used as a single-family residence, duplex, or two-family residence.
 - v. Temporary signage, installed in accordance with §154.212 of this Ordinance, or during which time an application for permanent signage is pending under this Ordinance;
 - vi. Maintenance of existing signage advertising an on-site business;

- vii. Alterations only to the interior of a structure.

§ 154.507 ACCESSORY USES AND STRUCTURES

Accessory uses are listed in Table 11-1 as permitted or conditional accessory uses. Accessory uses and structures in the Village Districts shall comply with the following standards and all other applicable regulations of this ordinance:

- A. *Phasing*. No accessory use or structure shall be constructed or established on any lot prior to the time of construction of the principal use to which it is accessory.
- B. *Incidental to Principal Use*. The accessory use or structure shall be incidental to and customarily associated with the principal use or structure served.
- C. *Subordinate to Principal Use*. The accessory use or structure shall be subordinate in the area, extent, and purpose to the principal use or structure served.
- D. *Function*. The accessory use or structure shall contribute to the comfort, convenience, or necessity of the occupants of the principal use or structure served.
- E. *Location*. The accessory use or structure shall be located on the same zoning lot as the principal use or structure.
- F. *Residential Accessory Structures*
 - 1. *Design Compatibility*. On parcels used for residential structures within the ~~VMX~~ Village Districts, the design and construction of any garage, carport, or storage building shall be similar to or compatible with the design and construction of the main building. The exterior building materials, roof style, and colors shall be similar to or compatible with the main building or shall be commonly associated with residential construction.
 - 2. *Attached structures*. An accessory structure shall be considered attached, and an integral part of, the principal structure when it is connected by an enclosed passageway. All attached accessory structures shall be subject to the following requirements:
 - a. The structure shall meet the required yard setbacks for a principal structure, as established for the zoning district in which it is located.
 - b. The structure shall not exceed the height of the principal building to which it is attached.
 - 3. *Attached Garages*.
 - a. Attached garages are encouraged to be side or rear loaded. If facing the primary street, garages shall be designed using one of the following techniques, unless specific physical conditions on the lot in question require a different approach:

- i. The front façade of the garage shall be offset from the principal structure by a minimum of two (2) feet from the plane of the public right-of-way.
 - ii. The width of the attached garage shall not exceed 40% of the width of the entire principal building façade (including garage) fronting the primary street within the VMX District and 60% of the width of entire principal building façade (including garage) fronting the primary street within the V-LDR District.
- b. Attached garages shall not exceed one thousand (1,000) square feet in area at the ground floor level except by conditional use permit.
- c. Garage doors or openings shall not exceed fourteen (14) feet in height.

4. *Detached structures.* Detached accessory structures for permitted residential structures in the Village Districts must be in accordance with the following requirements:

- a. Detached accessory structures shall be located to the side or rear of the principal building, and are not permitted within the required front yard or within a side yard abutting a street.
- b. Detached garages shall not exceed one thousand (1,000) square feet at ground floor level and shall not exceed a height of twenty-two (22) feet or the height of the principal structure, whichever is higher. The maximum size and height may be increased upon approval of a conditional use permit, provided that lot coverage requirements are satisfied.
- c. Pole barns, as defined herein, shall be prohibited.
- d. No more than thirty (30) percent of the rear yard area may be covered by accessory structures.
- e. Garage doors or openings shall not exceed fourteen (14) feet in height.

G. *Exterior Storage on Residential Parcels.* All materials and equipment shall be stored within a building or be fully screened so as not to be visible from adjoining properties, except for the following:

- a. Laundry drying,
- b. Construction and landscaping materials and equipment currently being used on the premises. Materials kept on the premises for a period exceeding six (6) months shall be screened or stored out of view of the primary street on which the house fronts.
- c. Agricultural equipment and materials, if these are used or intended for use on the premises.
- d. Off-street parking and storage of vehicles and accessory equipment, as regulated in Article 5, Section 154.210.
- e. Storage of firewood shall be kept at least ten (10) feet from any habitable structure and screened from view of adjacent properties.
- f. Outdoor parking.

H. *Temporary Sales.* Temporary sales, also known as yard or garage sales, are permitted in all residential districts, limited to two (2) per calendar year per residence, not to exceed four (4) days in length for each event.

I. Accessory Uses and Structures Not Listed

Standards for accessory uses and structures that are permitted in all districts, or in all residential buildings in any district, are listed in Article 7, Specific Development Standards. These include uses such as family and group family day care, bed and breakfast facilities, and home occupations, and structures such as swimming pools and solar equipment.

SECTION 2. The City Council of the City of Lake Elmo hereby amends the Lake Elmo City Code Title XV: Land Usage; Chapter 154: Zoning Code; Article X: Division Into Districts; Section 154.350 to read the following:

<i>Zoning District</i>		<i>Reference</i>
R-2	One and Two Family Residential	154.033
GB	General Business	154.034
A	Agriculture	Article XI
RR	Rural Residential	Article XI
RT	Rural Development Transitional	Article XI
RS	Rural Single Family	Article XI
RE	Residential Estate	Article XI
LDR	Urban Low Density Residential	Article XII
MDR	Urban Medium Density Residential	Article XII
HDR	Urban High Density Residential	Article XII
V-LDR	Village Low Density Residential	Article XIII
VMX	Village Center - Mixed Use	Article XIII
C	Commercial	Article XIV
CC	Convenience Commercial	Article XIV
LC	Neighborhood Office/Limited Commercial	Article XIV
BP	Business Park/Light Manufacturing	Article XIV
PF	Public Facilities	Article XV

SECTION 3. The City Council of the City of Lake Elmo hereby amends the Lake Elmo City Code Title XV: Land Usage; Chapter 154: Zoning Code; Article VII: General Regulations; Section 154.212: Sign Regulations; Table 5-3 to read the following:

Table 5-3 Ground Signs

Zoning District		A ^a , LDR, V-LDR, OP, RE, RS, RR ^a , RT ^a	MDR, HDR	BP, C, CC, GB, LC, VMX
No. of Total Traffic Lanes	Speed Limit (MPH)	Max Height/ Area (Sq. Ft.)	Max Height/ Area (Sq. Ft.)	Max Height/ Area (Sq. Ft.)
1-3	0-34	-	6'/32	10'/32
	35-44	-	6'/32	10'/50
	45+	-	6'/32	10'/72
4-5	0-34	-	6'/32	10'/40
	35-44	-	6'/32	10'/64
	45+	-	6'/32	12'/80


SECTION 4. The City Council of the City of Lake Elmo hereby amends the Lake Elmo City Code Title XV: Land Usage; Chapter 153: Subdivision Regulations; Section 153.14: Park Land Dedication Requirements; Subd. A to read the following:

<i>Zoning Districts</i>	<i>Minimum Required Land Dedication</i>
R1, R2, R3, and R4	10%
RS, V-LDR, LDR, MDR, HDR	10%
RE	7%
RR and AG	4%

SECTION 5. Effective Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION 6. Adoption Date. This Ordinance 08-___ was adopted on this ___ day of _____, 2017, by a vote of ___ Ayes and ___ Nays.

LAKE ELMO CITY COUNCIL



Mike Pearson, Mayor

ATTEST:



Julie Johnson, City Clerk

This Ordinance 08-__ was published on the ____ day of _____, 2017.