

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

ORDINANCE NO. 08-071

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE CONCERNING URBAN
RESIDENTIAL DISTRICT STANDARDS**

Section 1. The City Council of the City of Lake Elmo hereby ordains that Chapter 154: Zoning Code, of the City Code is hereby amended in the following manner:

§154.452 Lot dimensions and building bulk requirements.

Lot area and setback requirements shall be as specified in Table 10-2, Lot Dimension and Setback Requirements.

Table 10-2: Lot Dimension and Setback Requirements, Residential Districts

	LDR	MDR	HDR
Minimum Lot Area (sq. ft.)			
Single Family Detached Dwelling	8,000	7,000	5,000
Two-Family Dwelling (per unit) ^a	5,000	4,000	3,000
Single-Family Attached (per unit) ^b	-	4,000	2,500
Multi-Family Dwelling (per unit)	-	4,000	1,800
Secondary Dwelling		see 155.102	
Live-Work Unit	-	-	3,600
Congregate Housing	-	see 155.102	see 155.102
Manufactured Home Park	-	see 155.102	-
Minimum Lot Width (feet)			
Single Family Detached Dwelling	60	50	50
Two-Family Dwelling (per unit) ^a	35	30	20
Single-Family Attached (per unit) ^b	-	25	20
Multi-Family Dwelling (per building)	-	75	60
Live-Work Unit	-	-	25
Maximum Height (feet)			
	35	35	50
Maximum Impervious Coverage			
	40%	50%	75%
Minimum Building Setbacks (feet)			
Front Yard	25 ^c	25 ^c	20 ^c
Interior Side Yard ^e			
Principal Buildings ^{f,g}	10	10	10 ^d

Attached Garage or Accessory Structures ^{f,g}	5	5	10 ^d
Corner Side Yard ^{g,h}	15	15	15
Rear Yard	20	20	20

Notes to Urban Residential Districts Table

- a. Common open space areas may be used in the determining whether or not the minimum lot areas within a development are met, when provided as part of an overall development plan.
- 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. Single Family Dwellings (both attached and detached) and Two-Family Dwellings may use the side yard setbacks within MDR zoning districts.
- e. In a block where the majority of the block face has been developed with the same or similar setbacks, the front setback for the remaining lots on that block face shall fall within the range established by the existing setbacks.
- f. In situations where a garage or accessory building is set back less than 7 feet from a side property line, the maximum permitted encroachment for anything attached to said building (including eaves, overhangs, steps, chimneys, and other appurtenances as described in Section 154.081) will be two (2) feet.
- g. Side yards setbacks shall apply to the ends of attached or two-family dwellings.
- h. Corner properties: The side 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, the setback shall be as shown in the table.

Section 2. Adoption Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

This Ordinance No. 08-071 was adopted on this 5th day of March 2013, by a vote of ___ Ayes and ___ Nays.

Mayor Mike Pearson

ATTEST:

Adam Bell
City Clerk

This Ordinance No. 08-071 was published on the _____ day of _____, 2013.