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Lake Elmo, MN 55042

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## **NOTICE OF MEETING**

The City of Lake Elmo  
Planning Commission will conduct a meeting on  
**Monday April 25, 2022**  
**at 7:00 p.m.**

## **AGENDA**

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
  - a. April 11, 2022
4. Public Hearings
5. New/Unfinished Business:
  - a. Comprehensive Plan Implementation in the Village Planning Area- Pedestrian Access, Design Standards, and Draft Code Review
6. Communications/Updates
  - a. City Council Update
  - b. Upcoming PC Meetings:
    1. May 9, 2022
    2. May 23, 2022
6. Adjourn

\*\*\*Note: Every effort will be made to accommodate person or persons that need special considerations to attend this meeting due to a health condition or disability. Please contact the Lake Elmo City Clerk if you are in need of special accommodations.



**City of Lake Elmo Planning Commission  
Meeting  
Minutes of April 11, 2022**

Commission Chair Risner called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

**COMMISSIONERS PRESENT:** Risner, Steil, Graen, Mueller, Rehkamp, Vrieze

**COMMISSIONERS ABSENT:**

**STAFF PRESENT:** Planning Director Just & City Planner Hetzel

**Pledge of Allegiance** at 7:00 PM

**Approve Agenda:**

M/S/P: Steil / Graen made a motion to approve the agenda. **Vote: 6-0, motion carried unanimously.**

**Approve Minutes:**

M/S/P: Mueller/Steil moved to approve the Planning Commission minutes of March 28th, 2022. **Vote: 6-0, motion carried unanimously.**

**Public Hearings:**

None

**New/Unfinished Business:**

Discussion Item. Comprehensive Plan Implementation in the Village Planning Area. The 2040 Comprehensive Plan Implementation Chapter directs the creation of Overlay Districts for the Village Planning Area to support the balanced development and growth of the area consistent with the plan.

Director Just gave presentation and answered questions.

The 2040 Comprehensive Plan recommends the adoption of Overlay Districts in the Village Planning Area, generally following three sub-areas – the Old Village District, the Elmo Station District, and the Civic District.

The Overlay Districts should focus on what makes the areas unique and provide specific standards to promote the uniqueness and implement the area specific recommendations of the Comprehensive Plan.

Since the planning for the Village Planning Area has already occurred, this is not to be a comprehensive planning process but a technical process to implement the planning.

Staff would work with the Planning Commission to draft the text amendments and would bring the final language to the Planning Commission for a public hearing and recommendation to the City Council. The City Council would take final action to adopt the text amendments.

The Planning Commission shared what they like and do not like about the area. Comments focused on the need for pedestrian connectivity to and within the area, the need for sites to develop with a more consistent building line so that development doesn't feel so choppy and the need to enable more reasons to be in the Old Village. The Planning Commission reviewed the comments, maps, and recommendations regarding the intent and future development recommended for the three sub-areas.

It was agreed that the overall vision for the sub-areas as a whole is to:

- Provide the density to support the Old Village District
- Enable and promote pedestrian connections within and between the sub districts
- Enable and promote pedestrian connections to the Old Village District to enhance the vibrancy of the Old Village
- Promote and continue the scale of development in the Old Village District (Lake Elmo Ave)
- Promote and continue the placement of buildings in the Old Village District (at the back of sidewalk)

#### **Communications/Updates**

- a. City Council Update April 5, 2022 meeting
  1. Denied - One Energy Solar Conditional Use Permit for the Construction and Operation of a Solar Farm on the Property Located at 10755 50th Street (PID#1102921110003)
  2. Adopted - Interim Ordinance imposing a moratorium on platted development in the area south of the Union Pacific Railroad and east of Keats Avenue.
  3. Adopted - Final Alternative Urban Area wide Review for the Cyphers Logistics Park
  4. Adopted - Comp Plan Amendment and MUSA Amendment for Tapestry subdivision
  5. Approved - Crossroads East Development Agreement 1<sup>st</sup> Amendment
  6. Adopted - Zoning Text Amendment - Medium Density Residential District (MDR) and High Density Residential District (HDR) Minimum Lot Area and Density
- b. Staff Updates – Contract for Planning Services with Bolton & Menk has ended
- c. Upcoming PC Meetings:
  1. April 25, 2022
  2. May 10, 2022

Meeting adjourned at 8:01 PM.

Respectfully submitted,

Diane Wendt  
Permit Technician



## STAFF REPORT

DATE: 04/25/2022

### **UNFINISHED BUSINESS – DISCUSSION ITEM**

**TO:** Planning Commission  
**FROM:** Molly Just, Planning Director  
Ben Hetzel, City Planner  
**AGENDA ITEM:** Comprehensive Plan Implementation in the Village Planning Area – Pedestrian Access, Design Standards, Draft Code Review

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#### **GENERAL BACKGROUND:**

The City of Lake Elmo 2040 Comprehensive Plan recommends the adoption of Overlay Districts in the Village Planning Area, generally following three sub-areas – the Old Village District, the Elmo Station District, and the Civic District. The Overlay Districts should focus on what makes the areas unique and provide specific standards to promote the uniqueness and implement the area specific recommendations of the Comprehensive Plan. Staff have created a map (Attachment 1) to assist in the evaluation of the area as it relates to pedestrian access and building placement.

#### **PEDESTRIAN ACCESS**

The Comprehensive Plan places a strong focus on improving pedestrian connections and access between all three districts in the Village Planning Area. Vitality of the Old Village is dependent upon the increased residential density in the adjacent districts. Providing a more walkable and pedestrian friendly experience will bring an important concentration of people to the Old Village, needed for the success of the businesses and growing its economic presence. Capitalizing on existing pedestrian access and expanding pedestrian access to and in the area was a focus of discussion at the April 11 Planning Commission meeting. Chapter 6: Parks, Trails & Open Space provides guidance for future pedestrian access. The guidance is as follows and depicted in the plan:

1. Regional Trail Search Corridor along Stillwater Blvd.
  - a. Identified as a Road Separated Trail
2. Regional Trail Search Corridor along Lake Elmo Ave N
  - a. Identified as a Sidewalk
3. Local Trail Search Corridor along Future Parkway
  - a. Identified as an off-road trail or sidewalk
  - b. Potential area of connection identified at north end of Parkway and Stillwater Blvd
4. Local Trail Search Corridor along 39<sup>th</sup> St N
5. Greenway identified along Lake Elmo Ave N

#### **DESIGN STANDARDS**

The majority of the Old Village District and a portion of the Civic District is designated as Village-Mixed Use according to the Comprehensive Plan. Village-Mixed Use provides a mix of commercial/business and residential uses that benefit from proximity to each other. Future development should be designed in a manner to enhance and preserve the historic character of Lake Elmo Avenue in the Old Village. There is opportunity to fill existing gaps with similarly scaled buildings that are consistent with the key features of existing buildings. Attached is Chapter 5 of City of Lake Elmo Design Guidelines and Standards Manual.

This chapter applies to new development in this area. Staff would like the Planning Commission to markup what is liked about the guidelines and provide it to staff.

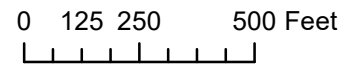
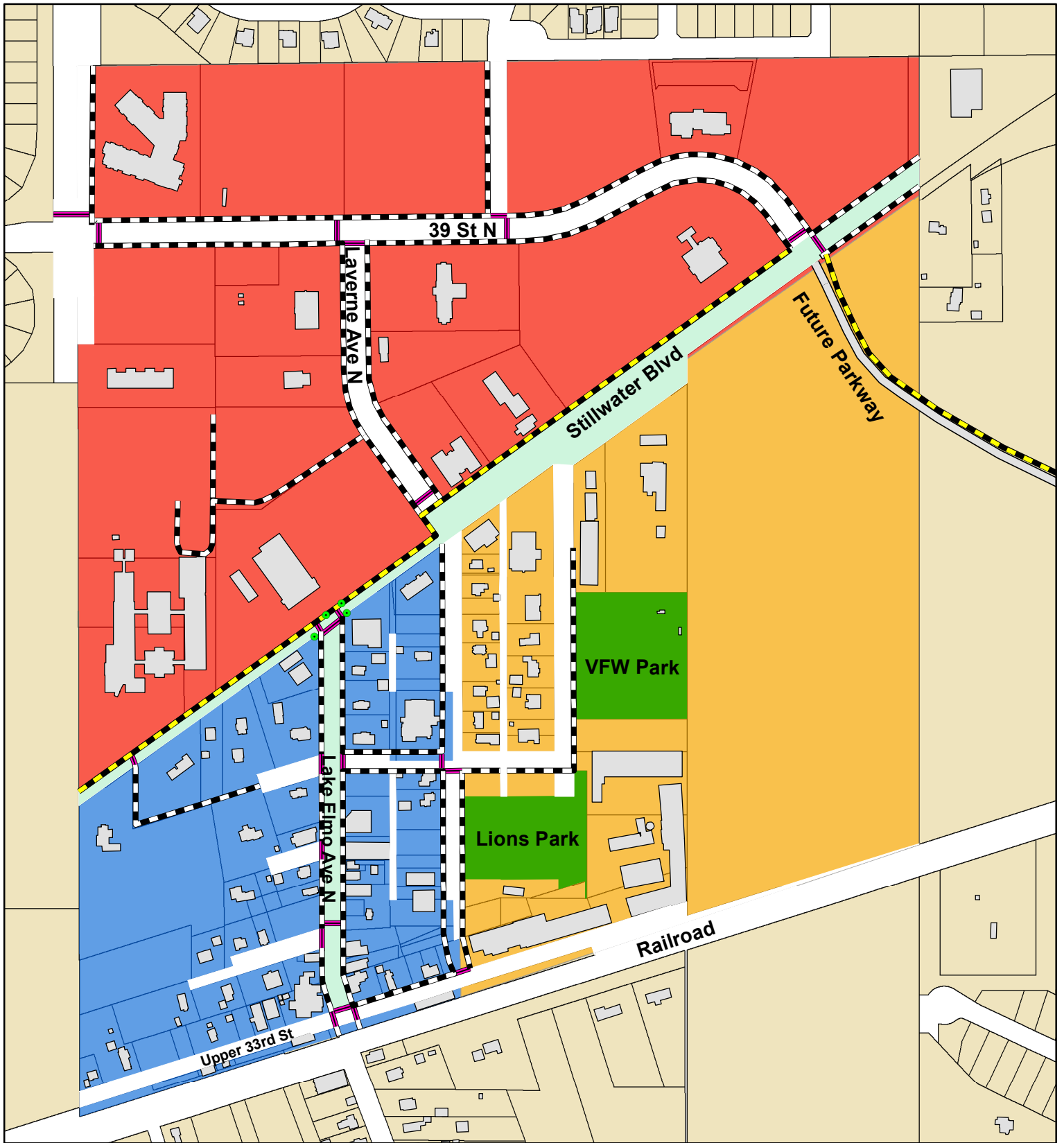
**DRAFT CODE REVIEW**













Also provided is a draft revision to the current Article XII Village Mixed-Use District with the addition of the Village Medium Density Residential (VMDR) and Village High Density Residential (VHDR). Currently, there is no VMDR or VHDR district. VMDR and VHDR are required in order to develop the Elmo Station District. Staff asks the Planning Commission to provide a markup of this attachment. Focus should be on the use table in order to enable the vitality that is desired in the area.

**ATTACHMENTS:**

1. Village Planning Area Map
2. Future Trail Map 6-8 of Comprehensive Plan
3. Proposed Green Network Map 6-9 of Comprehensive Plan
4. Future Land Use Map 3-5- Village Planning Area
5. Chapter 5 of City of Lake Elmo Design Guidelines and Standards Manual
6. Draft of current Village Mixed-Use District code with Village Medium Density Residential and Village High Density Residential Districts

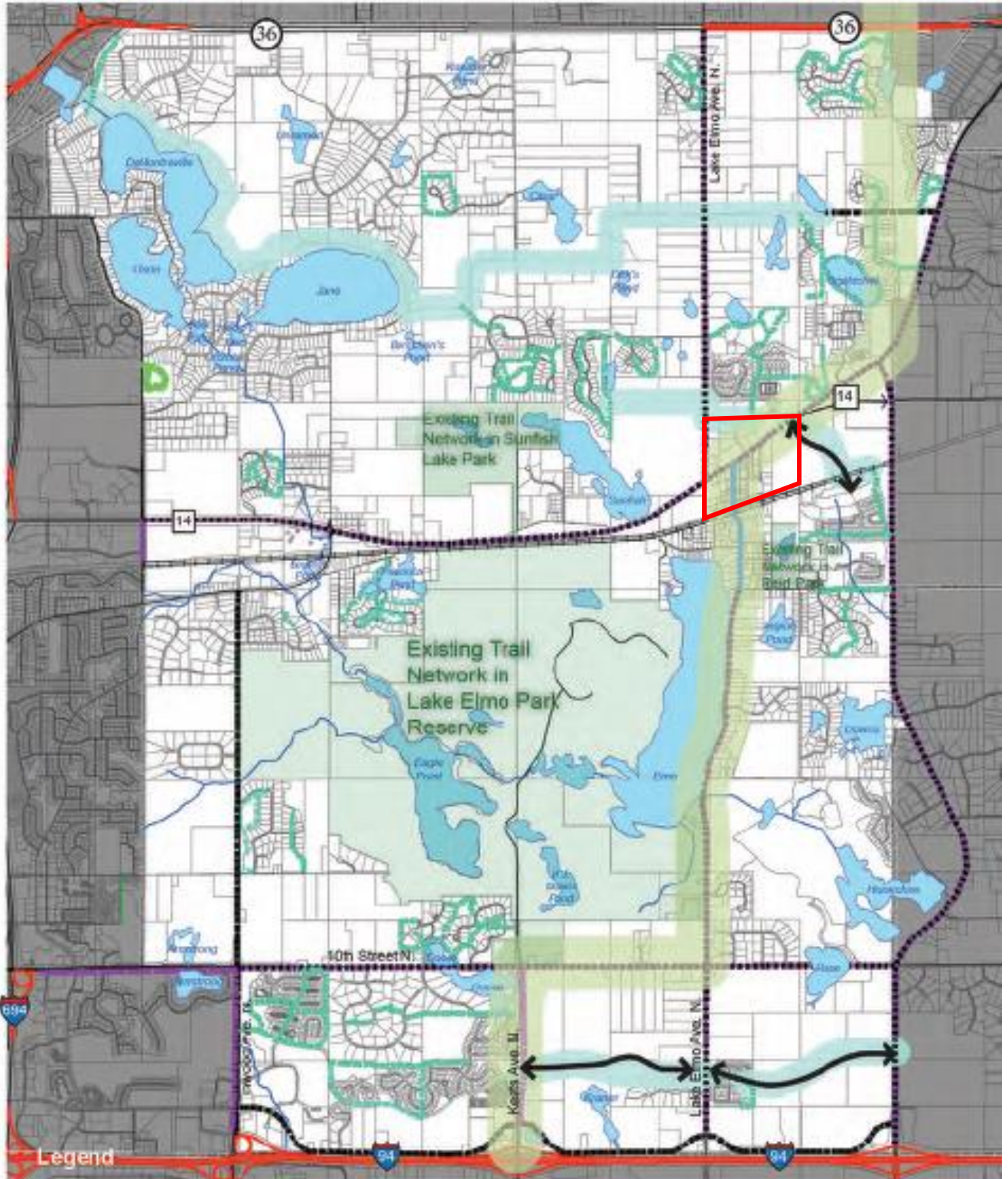
# Village Planning Area



- |  |   |   |
|--|---|---|
|  Civic District        |  Parcels             |  Existing Off Road Trails |
|  Elmo Station District |  Building Footprints |  Proposed Trail           |
|  Old Village District  |  County ROW          |  Future Parkway           |
|  Parks                 |  Crosswalks          |  Stoplights                |







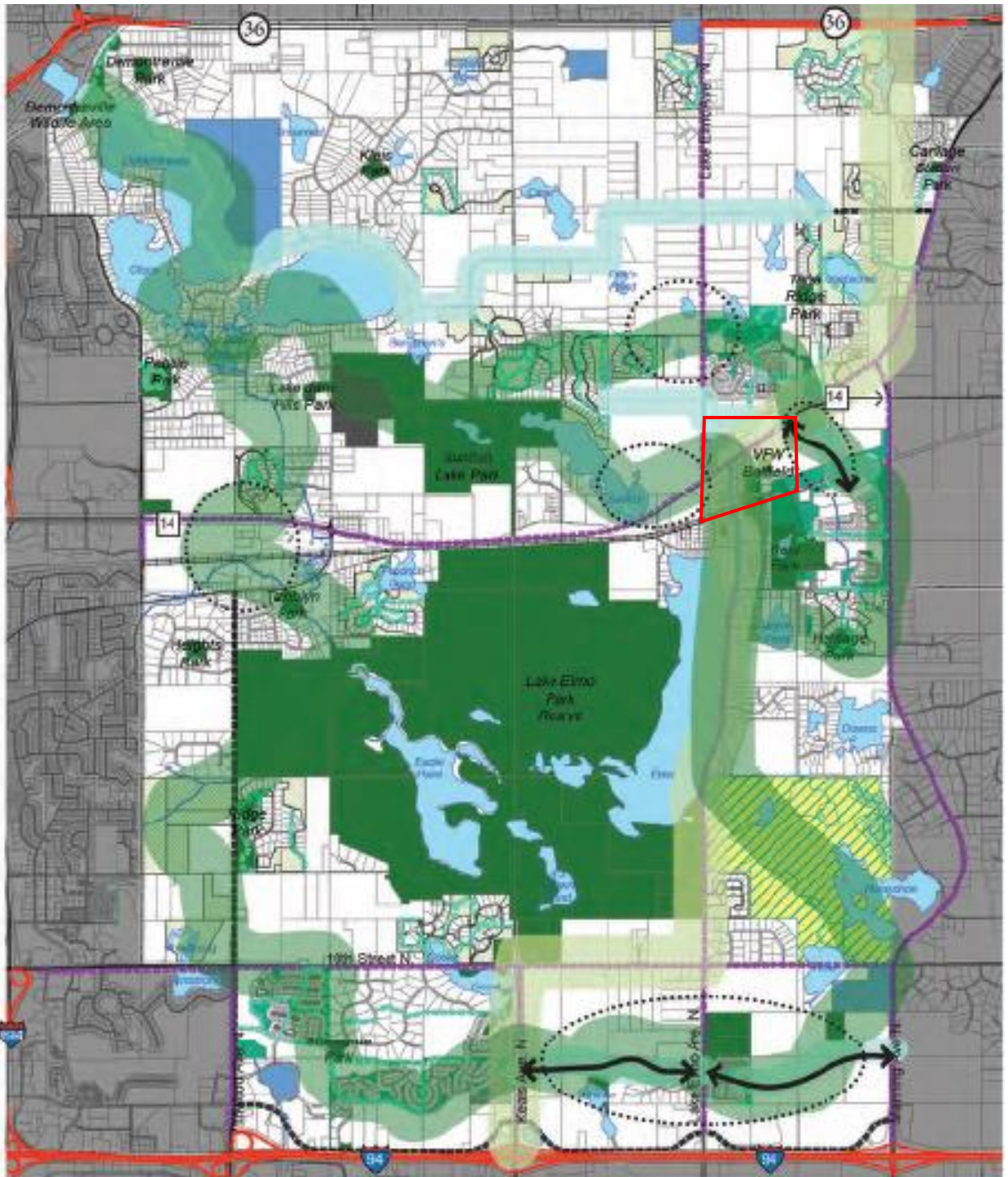
**Trails Classification**

- ▬▬▬▬ Neighborhood Trail
- ▬▬▬▬ On Road Striped Shoulder
- ▬▬▬▬ Park Trail
- ▬▬▬▬ Road Separated Trail
- ▬▬▬▬ Sidewalk
- Regional Trail Search Corridor
- Trail Search Corridor (City)
- ↔ Future City Road (Parkway)

Source: MNGEO, Washington County, City of Lake Elmo  
 Draft 4.6.2018







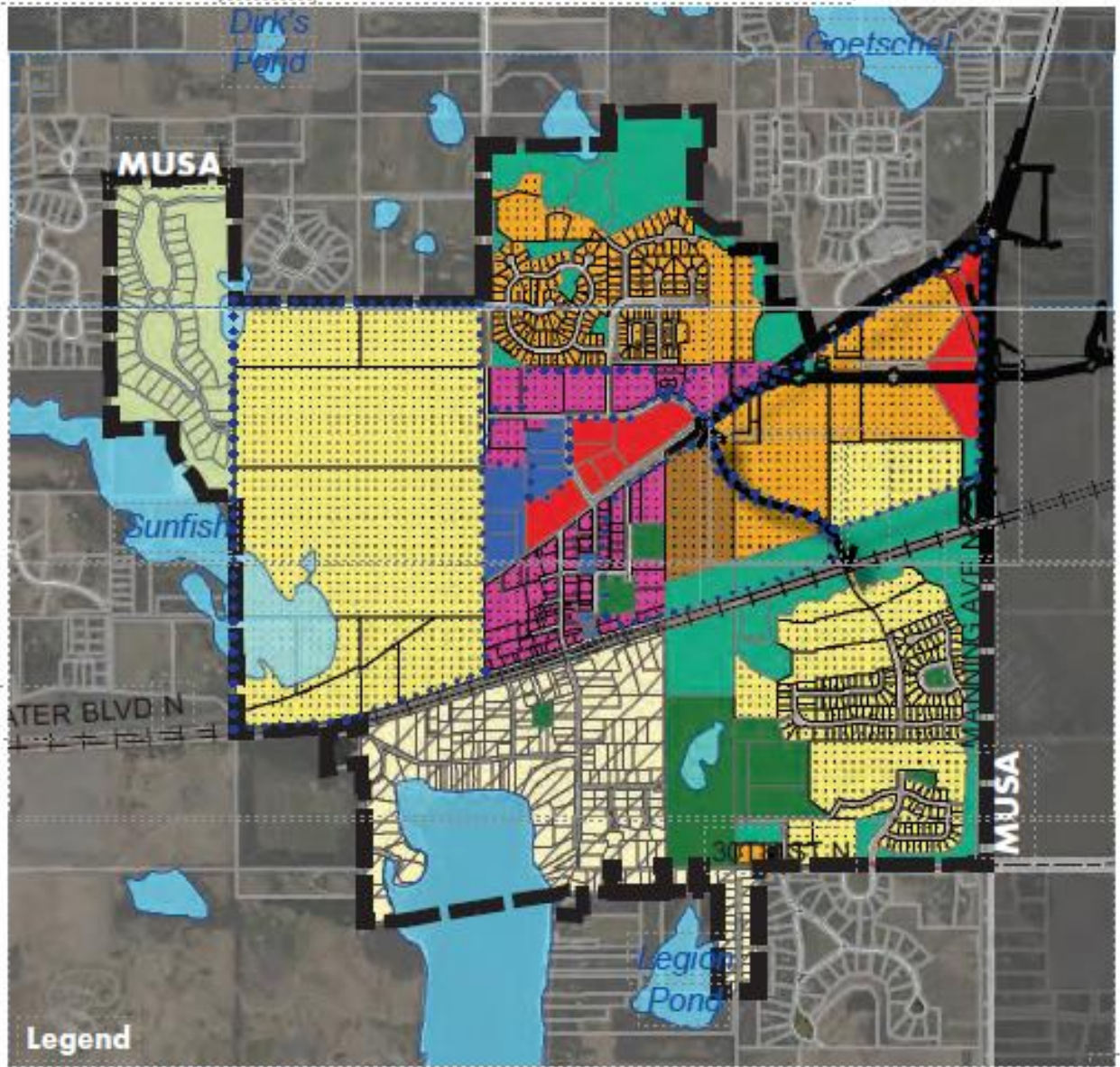
<p> Trail Regional Search Corridor</p> <p> Trail Search Corridor (City)</p>	<p><b>Trails Classification</b></p> <p> Neighborhood Trail</p> <p> On Road Shared Shoulder</p> <p> Park Trail</p> <p> Road Separated Trail</p> <p> Sidewalk</p>	<p><b>2040FLU</b></p> <p> GC</p> <p> Institutional</p> <p> PSP</p> <p> Park</p> <p> Closed Landfill</p>	<p> Greenways</p> <p> Potential Area of Circulation</p> <p> Future City Road (Parkway)</p>
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Source: MNGEO, Washington County, City of Lake Elmo  
 Draft rev. 4.17.2019





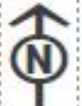
Map 3-5. Future Land Use – Village Planning Area Planned Growth



**Legend**

2040 Future Land Use		Closed Land		Areas Planned for Growth	
AP	LDR	VMDR	Institutional	Areas Planned for Growth	Planned Roadway (Parkway)
RAD	MDR	VHDR	Park		
RSP	HDR	VAMU	PSP		
RSPS	MU-BP	LB	ROW		
GC	MU-C	BP	MUSA 2040 (revised)		
	V-LDR	C			

Draft Date: Rev. 6.11.2018  
 Source: Washington County  
 MNGEO, City of Lake Elmo, SHC



# 5 Mixed-Use Development

## Applicable Zoning Districts:

- Village Mixed-Use
- Mixed-Use Commercial
- Mixed-Use Business Park

The standards of the mixed-use districts place a high emphasis on walkability, streetscapes, and the overall pedestrian environment. For these district to be successful, site design must be conducive to pedestrian circulation and safety. It is critical to establish consistent and high quality architectural standards that ensure creativity and an attractive aesthetic in the mixed-use districts. In addition, the development that occurs in the mixed-use districts will serve as an important function as a unique gathering place in the community, particularly in the Village Mixed-Use District. The downtown area of Lake Elmo represents the quintessential small-town charm. It is the City's goal to build off this old small-town character to the best extent possible.

## A. Site Design

### Building Placement

*Goal: To promote compact development that is consistent with Lake Elmo's vision for pedestrian-oriented downtown.*

- a. Buildings in the mixed-use districts may meet a zero lot line setback, but may not be setback further than 20 feet from the public right of way, unless allowed by the zoning district.



*It is the goal of the mixed use development area to build off of the existing charm of Downtown Lake Elmo.*

- b. If buildings do not meet a zero lot line orientation, plazas, patios, outdoor dining areas and landscaped entries are encouraged in the setback area.
- c. Buildings must be oriented either perpendicular or parallel to the street they front, with the primary facade being parallel to the sidewalk.
- d. Gaps and openings between buildings should be minimized in order to preserve a compact pedestrian environment.
- e. Off-street parking areas should be located to the rear or side of buildings in the mixed-use districts and accessed from secondary streets or parking alleys. On-street parking may be available on public streets in the front of buildings.
- f. Ground floor uses of structures in the mixed-use districts should encourage pedestrian activity.

## Streetscape

*Goal: To provide a pleasing pedestrian environment that promotes a vibrant and walkable downtown area.*

- a. Sidewalks are required parallel to public streets in the mixed-use districts. Larger sidewalks are encouraged to support the amount of pedestrian activity that is conducive to downtown areas. The minimum sidewalk width in the mixed-use districts is 6 feet.
- b. Sidewalk materials should be attractive, durable and low-maintenance, such as concrete and pavers. Special paving materials are encouraged to add visual interest and promote a unique identity.
- c. Pedestrian space may be maximized through the use of permeable pavers or tree grates at the base of street trees.
- d. Street or boulevard trees should be planted at regular intervals. Species of street trees should be selected according to root zone and salt tolerance.



*Tree gates help maximize pedestrian space in areas of high pedestrian activity.*



# MIXED-USE DEVELOPMENT



*Creating inviting pedestrian spaces increases pedestrian traffic and activity.*

- e. Planting beds and other type of street landscaping are encouraged as long as they do not conflict with pedestrian circulation.
- f. Benches, bicycle racks, ornamental trash receptacles and other site furnishings are encouraged. Applicants are encouraged to utilize design elements and site amenities from the Lake Elmo Branding & Theming Study.
- g. Pedestrian scaled lighting in the form of bollard or ornamental lighting promotes district identity and pedestrian safety.
- h. Ornamental fencing shall be installed around outdoor dining areas to provide separation from pedestrian routes.

## Landscaping

*Goal: To promote an aesthetically pleasing pedestrian environment through landscaping, as well as reduce the amount of impervious surface in the mixed-use districts.*

- a. Parking, public and streetscape areas should



*Seasonal planters attract more activity to mixed-use areas by creating a pleasant pedestrian space.*

- c. Hardy and native plant materials that are resistant to the climate, disease and salt are encouraged.
- d. Making use of similar plant materials as adjacent properties and public spaces is encouraged to create continuity.
- e. Mature trees should be retained when possible.
- f. Bare soils should be planted or mulched with bark, stone or other suitable material to avoid unnecessary runoff.

## Parking

- a. Off-street surface parking is not allowed in front of the building along the primary street frontage. However, opportunities for on-street parking on the public street should be available.
- b. Structured parking located to the side, rear or beneath the building is encouraged in the mixed-use districts.

utilize trees, plant beds, and potted plants to add visual interest and break up continuous hardscape.

b. Parking, service, storage and utility areas should be buffered by plantings. Near areas of pedestrian circulation, these plantings shall not exceed 4 feet in height for safety purposes.

c. Hardy and native

- c. Structure parking should be screened with architectural elements that match the primary building.
- d. The entrance to parking facilities should be located on secondary streets when possible.
- e. Shared parking facilities between adjacent uses or businesses are strongly encouraged when possible to avoid excessive amounts of parking.



*Parking is encouraged in the rear of the site to accentuate front building elevations.*



*Angled parking promotes traditional main-street character and provides a greater buffer between pedestrian and automobile areas.*



- f. Surface parking areas should be screened from view of public streets by means of grading and/or landscaping.
- g. Landscaped islands should be installed within surface parking areas to break up continuous hardscape and reduce concentration of impervious surface.
- h. Lighting must be provided in parking areas at night for safety purposes. However, direct glare, spillover or other forms of light pollution directed at adjacent properties are prohibited.
- i. Parking facilities must be ADA compliant when deemed necessary.
- b. Delivery areas should be located in the rear of the building whenever possible.
- c. Service, storage and trash collection areas are not allowed in the setback areas.
- d. Delivery, service, storage, maintenance and utilities should be located in a way that does not interfere with pedestrian circulation.
- e. These areas should be marked with directional signage when appropriate.
- f. Delivery, storage and trash collection areas should be hard surface, minimizing the dispersal of dust.

## B. Building Design

### Form and Facade

*Goal: To promote buildings of high architectural quality and old-town character that are oriented towards the primary street frontage and pedestrian environment.*

- a. Blank facades without windows and doors are discouraged. All sides of the structures shall have architectural treatments.
- b. Variety and creativity in building facade is encouraged through changes in building materi-

### Delivery, Service, Storage and Utility Areas

*Goal: To provide physical and visual separation between delivery, service and storage areas and areas of pedestrian circulation.*

- a. Service, storage, maintenance or trash collection areas should be located out of the view from the public right of way, or significantly screened through landscaping or architectural features.



*Trash and utility areas should be located out of the view of the right-of-way and screened using materials that match the principal structure.*



*Canopies, windows, lighting and high-quality building materials all provide architectural detail at the pedestrian level.*



# MIXED-USE DEVELOPMENT

als, fenestration height, and roof lines.

- c. Minimizing continuous expanses of wall through facade articulation, recession or projection is encouraged.
- d. Window and door styles should reflect the prevailing architectural style of the structure.
- e. Architecture should be conscious of the design of surrounding structures and overall district identity, including facade treatments, windows, building materials and entries.
- f. Buildings should be designed to provide human scale.
- g. The highest level of architectural detail should occur adjacent to areas of pedestrian activity.
- h. Auto-oriented uses, such as garages, delivery areas or bay should be oriented away from the primary street frontage.

## Building Materials

*Goal: To promote quality development through durability and visual aesthetics, thereby supporting district identity.*

- a. High quality and durable materials should be used on all facades.
- b. Primary building materials for structures should include brick, finished wood, glass, stone, cast stone, or pre-cast concrete panels with exposed aggregate, banding, texturing, or other similar decorative finish treatment.
- c. High quality synthetic materials that adequately duplicate natural materials may be acceptable if approved by the City, including, but not limited to, thin brick, hardi plank, decorative concrete masonry, and other materials.
- d. The following building materials are not al-



*Brick is a high quality material that is consistent with an old downtown mixed-use area.*

- lowed to be used as the primary facade for development in the mixed-use districts:
  - Unpainted galvanized metal
  - Unfinished “green-treated” lumber
  - Unfinished wood
  - Concrete block (painted or unpainted)
- e. Facade colors should reflect muted earth tones. However, other primary facade colors will be considered by the Review Authority. Accent materials should complement the colors of the primary facade.

## Mass and Scale

*Goal: To establish standards for building with a human scale in mind.*

- a. Buildings should be broken down into smaller parts to avoid monotonous or continuous design and the appearance of mass.
- b. Exterior design that provides the appearance of multiple structures is encouraged to reduce scale and minimize mass.
- c. Scale should be reduced by utilizing “step-down” methods towards the public street. En-

tries and other bump out features are effective in this regard.

- d. Structures of two-stories or higher should have articulated facades to minimize the appearance of mass.
- e. Building mass should be broken up by multiple roof and ridgelines perpendicular with one another.

## Roof Design

*Goal: To encourage creativity and architectural treatments in roof design, and to reduce the visual impact of rooftop equipment.*

- a. The design of the roof must be consistent with the overall architecture or design of the structure.
- b. Creativity and variety in roof design is encouraged in the mixed-use districts to support district identity.
- c. Flat roofs should include variation in parapet height, materials, and architectural detailing to avoid monotonous roof lines.



*Step-down techniques and variation in building materials help reduce the scale of the building and accentuate the street/pedestrian area.*

- d. Rooftop equipment, particularly on flat roofs, must be screened by the parapet or other architectural features.
- e. Rooftops that are visible from adjacent buildings should minimize the visual impact of rooftop equipment and give consideration to rooftop aesthetics.

## Entries

*Goal: To provide identifiable entryways that emphasize access, pedestrian safety, architectural quality and a human scale.*

- a. Entryways must be provided on the side of the building fronting the primary street.
- b. Entryways should receive the highest level of architectural treatments. This may include facade treatments, prominent windows or other features.
- c. The use of canopies, awnings and other sheltering features are encouraged.
- d. Pedestrian amenities such as ornamental trash receptacles, benches, bicycle racks or lighted bollards are encouraged near entryways of buildings in the mixed-use districts.

## Lighting

*Goal: To ensure safety of patrons, employees, pedestrians and automobiles, as well as providing visual interest and aesthetic value to a site, while limiting light pollution of the night sky to the best extent possible.*

- a. Lighting must be provided in entryways, parking areas, pedestrian ways, storage and ser-

vice areas, and other locations that require additional safety lighting.

- b. Lighting styles should be complementary to the architectural style of the building and surrounding district.
- c. Lighting of architectural features should be used to provide accent and interest, as well as identify the building entryway. Architectural lighting must be downcast and shielded to prevent light pollution.
- d. Bollard lighting is encouraged for pedestrian areas.
- e. Overhead lighting must be shielded to prevent light trespass and spill-over onto adjacent properties.
- f. Bare bulb and exposed neon lighting are not allowed.

## Signage

*Goal: To provide durable, quality signage that identifies businesses and supports district identity.*

- a. Building signage must be complementary to the architecture of the structure, as well as consistent with the style of the surrounding buildings or district.
- b. Sign elements that will be evaluated for consistency include scale, color, lighting and materials.
- c. Signs must be constructed of high-quality, durable materials.
- d. Directional signage to delivery, service and storage areas is required.
- e. Two and three-dimensional signs are encouraged to promote creativity and district identity.
- f. All buildings are encouraged to incorporate ele-

ments of community theming in appropriate signage, supporting district and city identity.



*Directional signage helps facilitate good traffic circulation and flow.*



*Signage design should be complimentary to the materials of the building.*

## **ARTICLE XIII VILLAGE MIXED-USE DISTRICT**

[105.12.770 Purpose And District Description](#)

[105.12.780 Permitted And Conditional Uses](#)

[105.12.790 Lot Dimensions And Building Bulk Requirements](#)

[105.12.800 Dimensional Requirements And Preservation Of Open Space](#)

[105.12.810 General Site Design Considerations; Village Districts](#)

[105.12.820 Development Standards For Specific Uses](#)

[105.12.830 VMX District Design And Demolition Review](#)

[105.12.840 Accessory Uses And Structures](#)

### **105.12.770 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 to 3.00 units per acre.
- (b) *V-MDR Village Medium Density Residential*. The purpose of the V-MDR is to provide an area for greater variety in housing stock and bring more people closer to living within easy access of Old Village destinations and amenities. Residential development within areas zoned V-MDR will occur at a density of 3.01 to 8 units per acre.
- (c) *V-HDR Village High Density Residential*. The purpose of the V-HDR is to provide an area for a variety of higher density housing in the Old Village to bring a higher concentration of people closer to Old Village destinations and amenities. Residential development within areas zoned V-HDR will occur at a density of 8.01 to 12 units per acre.
- (d) *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 six to ten 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.



## **105.12.780 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 section 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 LEC 105.12.740(c).

(b) *Combination of uses, VMX district.*

- (1) Single-family attached or multifamily 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. If one or both of the uses is/are conditional, the entire development must be approved as a conditional use.

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 subchapter. Office or studio uses on upper stories are encouraged.



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

		V-LDR	V-MDR	V-HDR	VMX	Standard
Residential Uses						
Household Living:						
Single-family detached dwelling		P	<u>C</u>	-	C*	LEC 105.12.830(a)(1), (2), *(4)
Two-family dwelling		-	<u>P</u>	-	C*	LEC 105.12.830(a)(1), *(4)
Single-family attached dwelling		-	<u>C</u>	<u>C</u>	C	LEC 105.12.830(a)(1), (5)
Multifamily dwelling		-	<u>C</u>	<u>C</u>	<u>C</u>	LEC 105.12.830(a)(1), (6)
Secondary dwelling		C			C	LEC 105.12.750(c) and LEC 105.12.830(a)(1), (3)
Live-work unit		-	<u>?</u>	<u>P</u>	C	LEC 105.12.830(b)(6)
Group Living:						
Group home		P			P	LEC 105.12.500(a)
Group residential facility		-			C	LEC 105.12.500(b)
Congregate housing		-	<u>C</u>	<u>C</u>	C	LEC 105.12.500(c)
Semi-transient accommodations		-			C	LEC 105.12.500(c)
Public and Civic Uses:						
Community services		-			P	LEC 105.12.110(b)
Day care center		-			P	LEC 105.12.110(b)
Public assembly		-			C	LEC 105.12.110(b)
Religious institutions		-			C	LEC 105.12.110(b)(2)
Schools, public and private		-			C	LEC 105.12.510(a)
Services:						
Business services		-			P	LEC 105.12.110(b)

Business center	-			P	LEC 105.12.110(b)
Offices	-			P	LEC 105.12.110(b)
Communications services	-			P	LEC 105.12.110(b)
Education services	-			P	LEC 105.12.510(a), LEC 105.12.110(b)
Financial institution	-			P	LEC 105.12.110(b)
Funeral home	-			C	LEC 105.12.110(b)
Lodging	-			C	154.302(d)
Medical facility	-			C	LEC 105.12.510(b)
Membership organization	-			C	
Nursing and personal care	-			C	LEC 105.12.510(c)
Personal services	-			P	
Repair and maintenance shop	-			C	LEC 105.12.830(b)(1)
Trade shop	-			C	LEC 105.12.830(b)(2)
Veterinary services	-			C	LEC 105.12.830(b)(3)
Food Services:					
Standard restaurant	-	P	P	P	
Restaurant with drive-through	-	-	-	€ -	LEC 105.12.520(a)
Drinking and entertainment	-	P	P	P	LEC 105.12.520(b)
Sales of Merchandise:					
Retail trade <sup>1</sup>	-			P	
Farmer's market	-			C	
Garden center	-			C	LEC 105.12.960(g)
Neighborhood convenience store	-	P	P	P	
Shopping center	-			C	
Wayside stand	P			P	LEC 105.12.750(d)
Automotive/Vehicular Uses:					
Automobile maintenance service	-			€ -	LEC 105.12.830(b)(5)
Automobile parts/supply	-			€ -	LEC 105.12.830(b)(5)
Gasoline station	-			€ -	LEC 105.12.530(b)
Parking facility	-			€ -	LEC 105.12.830(b)(7)
Sales and storage lots	-			€ -	LEC 105.12.530(c)
Outdoor Recreation:					
Outdoor recreation facility	-			C	LEC 105.12.550(c)

Parks and open areas					P			P	
Indoor Recreation/Entertainment:									
Indoor athletic facility					-			C	LEC 105.12.560
Indoor recreation					-			C	LEC 105.12.560
Transportation and Communications:									
Broadcasting or communications facility					-			C	
Mixed-Uses:									
Combination of principal uses on a single parcel					-			C/ P	LEC 105.12.530(b)
Combination of principal and accessory uses on a single parcel					P			P	LEC 105.12.530(a)
Accessory Uses:									
Home occupation					P	P	P	P	LEC 105.12.110(l)(5)
Bed and breakfast					P	P	P	P	LEC 105.04.220(a)
Family day care					P	C	C	P	LEC 105.12.110(l)(5)
Group family day care					-	C	C	C	
Temporary sales					P	P	P	P	LEC 105.12.870(g)
Parking facility					-	-	-	-P	LEC 105.12.830(h)(7)
Solar equipment					P			P	LEC 105.04.220(c)
Swimming pools, hot tubs, etc.					P			P	LEC 105.08.160(c)
Other structures typically incidental and clearly subordinate to permitted uses					P			P	

<sup>1</sup>Retail Trade in the VMX District includes all uses and activities defined as Retail Trade in LEC 105.12.110(b) (5) with the exception of building supplies sales and warehouse club sales.

**105.12.790 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 (square feet): <sup>a</sup>		
Nonresidential use	-				None
Single-family detached	9,000				9,000

dwelling				
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Two-family dwelling (per unit) <sup>b</sup>	-			3,000
Single-family attached (per unit) <sup>c</sup>	-			2,500
Multifamily dwelling (per unit)	-			1,800
Secondary dwelling	-			See LEC 105.12.740(c)
Live-work unit	-			3,000
Congregate housing	-			LEC 105.12.500(c)
Other structures	-			3,500
		Maximum Lot Area (acres):		
Residential lots	N/A			N/A
Other	N/A			N/A
		Minimum Lot Width (feet):		
Single-family detached dwelling	70			70
Two-family dwelling (per unit) <sup>b</sup>	-			30
Single-family attached (per unit) <sup>c</sup>	-			25
Multifamily dwelling (per building)	-			75
Live-work unit	-			25
Maximum height (feet/stories)	35			35/3 <sup>d</sup>
		Maximum Impervious Coverage:		
Residential lots	35 percent			75 percent

Other	-			No Limit
		Minimum Building Setbacks (feet):		
Front yard	25			Single-Family Detached, Two-Family, and Single-Family Attached: See LDR standards of LEC 105.12.730 Multifamily Dwellings: LEC 105.12.830(a)(6)a All Other Residential Uses: LEC 105.12.830(a)(7) Nonresidential Uses: LEC 105.12.830(b)(1)
		Interior Side Yard:		
Principal building	10			10 <sup>e</sup>
Attached garage or accessory structure	5			5
Corner side yard		15		10 <sup>f</sup>
Rear yard		20		10 <sup>g</sup>
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., one 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 facade 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.				

**105.12.800 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.

### **105.12.810 General Site Design Considerations; Village Districts**

Development of land within the village districts shall follow established standards for traffic circulation, landscape design, and other considerations as specified in LEC 105.12, arts V, VI and VII.

- (a) *Circulation.*
  - (1) 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.
  - (2) 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 pedestrians, and shall comply with LEC 105.04.050 et seq.
- (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 LEC 105.12.480(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.

## **105.12.820 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 LEC 105.12, arts. V, VI and VII. The following standards apply to specific uses; other standards related to design and building type may be found at LEC 105.12.830.

(a) *Residential units, village districts.*

- (1) *All residential units, village districts.* 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 facade and the street except on a permitted driveway.
  - b. Primary entrances are required to be along the front facade.
  - c. Dwelling units shall be at least 24 feet in width, at least 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, LEC 105.12.740(c) and be located within the primary structure.
- (4) *Single-family detached and two-family dwellings, VMX district.* Unless otherwise specified in this article, single- and two-family dwellings in the VMX district shall adhere to the LDR district setbacks as specified in LEC 105.12.720.
- (5) *Single-family attached, VMX district.*
  - a. The primary entrance to each unit shall be located on the facade fronting a public street; an additional entrance may be provided on the rear or side facade.
  - b. Common open space for use by all residents or private open space adjacent to each unit shall be provided. Such open space shall compromise a minimum of 300 square feet per unit.
  - c. No parking shall be located in the front yard or between the front facade 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 LEC 105.12.730.

(6) *Multifamily 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 multifamily 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 LEC 105.12.830 or through the conditional use process.

(b) *Nonresidential uses, VMX district.*

- (1) *Setbacks, generally.* The front yard setback of a new nonresidential 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 LEC 105.12.470(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 facade and accessible from the primary abutting public street.
  - c. The work space component of the unit shall not exceed 30 percent of the total gross floor area of the unit.
  - d. A total of two 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 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 facade 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 feet of sidewalk must remain open.

## **105.12.830 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 section. 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 section 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 \$1,000.00 unless otherwise agreed to by the applicant.
  - (3) *Development activity defined.*
    - a. 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.
    - b. Exempt activities. The following activities shall be exempt from under review of this section:
      1. Ordinary repairs and maintenance that will not change the exterior appearance of a structure;
      2. Removal of existing signage without replacement unless said signs are an integral part of the building;
      3. Emergency repairs ordered by the director of planning in order to protect public health and safety;
      4. Exterior alteration, addition, or repair of a structure used as a single-family residence, duplex, or two-family residence;
      5. Temporary signage, installed in accordance with LEC 105.12.430, or during which time an application for permanent signage is pending under this section;
      6. Maintenance of existing signage advertising an on-site business;
      7. Alterations only to the interior of a structure.

## **105.12.840 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 article:

- (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 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:
      - 1. The front facade of the garage shall be offset from the principal structure by a minimum of two feet from the plane of the public right-of-way.
      - 2. The width of the attached garage shall not exceed 40 percent of the width of the entire principal building facade (including garage) fronting the primary street within the VMX district and 60 percent of the width of entire principal building facade (including garage) fronting the primary street within the V-LDR district.
    - b. Attached garages shall not exceed 1,000 square feet in area at the ground floor level except by conditional use permit.
    - c. Garage doors or openings shall not exceed 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 1,000 square feet at ground floor level and shall not exceed a height of 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 30 percent of the rear yard area may be covered by accessory structures.
  - e. Garage doors or openings shall not exceed 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:
- (1) Laundry drying.
  - (2) Construction and landscaping materials and equipment currently being used on the premises. Materials kept on the premises for a period exceeding six months shall be screened or stored out of view of the primary street on which the house fronts.
  - (3) Agricultural equipment and materials, if these are used or intended for use on the premises.
  - (4) Off-street parking and storage of vehicles and accessory equipment, as regulated in LEC 105.12.410.
  - (5) Storage of firewood shall be kept at least ten feet from any habitable structure and screened from view of adjacent properties.
  - (6) Outdoor parking.
- (h) *Temporary sales.* Temporary sales, also known as yard or garage sales, are permitted in all residential districts, limited to two per calendar year per residence, not to exceed four 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 LEC 105.12, art. VII, 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.