



City of Lake Elmo

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NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a SPECIAL meeting on
Thursday, May 31, 2007, at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. PUBLIC HEARING: ZONING CODE TEXT AMENDMENT: Creation of zoning code regulations to govern the following new zoning districts: Village Residential Agriculture District (VR-A), Village Rural Residential District (VR-RR), Village Residential General Business District (VR-GB), Village Residential One Family District (VR-R1).
4. PUBLIC HEARING: ZONING MAP AMENDMENT: The rezoning of multiple properties within the Village Residential area identified in the comprehensive plan to new Village Residential zoning districts corresponding to the existing zoning classification. A copy of the comprehensive plan for the Village Residential area along with a map identifying all parcels being rezoned is available at City Hall.
5. Adjourn

ITEM: **Zoning Code Text Amendment – Village Holding Districts**

REQUESTED BY: City Council

SUBMITTED BY: Ben Gozola, Senior Planner

REVIEWED BY: Susan Hoyt, City Administrator
Kelli Matzek, Assistant City Planner
Jerry Filla, City Attorney

PURPOSE:

- The Planning Commission is asked to review the proposed zoning code language that will govern the holding districts being established for properties surrounding the old Village.

ADDITIONAL INFORMATION:

- By state statute, approval of the Comprehensive Plan 2030 requires the City to rezone properties throughout the community as necessary to bring all zoning into conformance with the new land use designations. Representatives from the Met Council have reviewed the proposed changes and agree that approval of the holding districts being discussed will accomplish this goal. The City's current deadline to complete the rezoning process is July 12, 2007.
- Attached you will find the following information:
 - A "Proposed Text Summary" sheet which outlines how each of the proposed zoning districts are constructed. The bubbles on the right side of the page contain comments explaining the purpose/intent of individual sections or specific language.
 - A copy of the proposed zoning code text for all four (4) of the proposed districts for the properties surrounding the old Village.
- A copy of the proposed zoning map can be found in your packet under Item 4 (public hearing for adoption of the zoning map changes).
- The goal of each district is to ensure that properties do not subdivide in a manner inconsistent with plans for future development. Met Council would not be supportive of any parcel creation less than twenty (20) acres in size. The main (and generally only) impact of the rezoning will be this limitation on development.
- Establishing the proposed holding districts will provide the city with time necessary (at a minimum one year) to craft the final zoning regulations governing development in the Village.
- It is anticipated that most speakers at the public hearing will likely be concerned about the sewer extension and costs associated with such, or the final land use designations which have yet to be determined. Neither issue is currently relevant to *this* public hearing, but both will be discussed by the City following the conclusion of this process.

ACTION REQUESTED:

- Review the proposed zoning code language for the proposed holding districts near the old Village, hold the necessary public hearing, and make a recommendation for consideration by the City Council.

- ATTACHMENTS:**
- "Proposed Text Summary" Sheet
 - Village Residential Agricultural District (VR-A) text
 - Village Residential General Business District (VR-GB) text
 - Village Residential One Family District (VR-R1) text
 - Village Rural Residential District (VR-RR)
 - Formal Ordinance formatting for all proposed language (including south of 10th Street regulations)

PROPOSED TEXT SUMMARY

Village Rural Residential District (VR-RR)

Comment: This is the title of the holding district.

1. Purpose

The Village Rural Residential District (VR-RR) is intended to regulate land use within rural residential areas planned and staged for development in accordance with the Village Plan. Areas zoned VR-RR will be rezoned in accordance with the guided land use outlined in the Village Plan at such time as regional sewer service is available to the subject property.

Comment: This language is important as it identifies when properties within this holding district will be rezoned in the future. For the Village, development cannot occur until such time as the pipe is physically accessible to the property. Based on the latest plans, that will be July 2008 at the earliest. Shortly after the adoption of the holding districts, the City must begin its process to craft the final zoning district regulations that will govern the actual build-out of the Village area.

2. General Regulation

All regulations governing the Rural Residential (RR) zoning district shall also apply to properties zoned Village Rural Residential District (VR-RR) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the VR-RR zoning district shall be the same as in the Rural Residential (RR) zoning district.

Comment: This language clarifies that current standards governing the lot will apply unless specifically amended by this new section.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the VR-RR zoning district shall be the same as in the Rural Residential (RR) zoning district.

Comment: The currently permitted uses on lots will not change as a result of being placed into a holding district. The only exception would be permitted uses that allow for the creation of parcels less than 20 acres in size. Such uses would now be prohibited (i.e. "non-farm dwellings" in agricultural areas).

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the VR-RR zoning district shall be the same as in the Rural Residential (RR) zoning district.

Comment: Conditionally permitted uses will not change as a result of being placed into a holding district.

Comment: Allowable accessory uses and structures will not change as a result of being placed into a holding district.

6. Minimum District Requirements

The minimum district requirements in the Village Rural Residential District (VR-RR) shall be the same as in the Rural Residential (RR) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (15%) due to road right-of-way and survey variations]. Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot size standard of the Rural Residential (RR) zoning district shall be viewed as conforming to minimum lot size.

Comment: For most holding districts, this section will introduce the only changes to current zoning regulations. Specifically, this section states that all current rules apply, but that minimum lot size is now twenty (20) acres. This will of course change once the property is rezoned for urban development upon the availability of sewer.

Comment: This final sentence clarifies that existing lots of record will retain all of their current rights in spite of the increase to minimum lot size.

PROPOSED TEXT SUMMARY

7. **Special Requirements**

All building permits in the Village Rural Residential District (VR-RR) shall, prior to the issuance of such a building permit, provide a sketch subdivision plan which illustrates roadway and setback locations should the property be resubdivided in the future.

Comment: Any special requirements which currently exist were carried over into the new holding districts.

8. **Cluster Development**

Cluster development in the VR-RR zoning district is prohibited.

Comment: Cluster development is prohibited in all holding districts as it would allow for the creation of lots less than 20 acres in size.

Village Residential Agriculture District (VR-A)

1. Purpose

The Village Residential Agriculture District (VR-A) is intended to regulate land use within agricultural areas planned and staged for development in accordance with the Village Plan. Areas zoned VR-A will be rezoned in accordance with the guided land use outlined in the Village Plan at such time as regional sewer service is available to the subject property.

2. General Regulation

All regulations governing the Agricultural (A) zoning district shall also apply to properties zoned Village Residential Agriculture District (VR-A) except as outlined in this section.

3. Permitted Uses

The permitted uses in the VR-A zoning district shall be the same as in the Agricultural (A) zoning district except that non-farm dwellings shall be prohibited.

4. Uses Permitted by Conditional Use Permit

The uses permitted by conditional use permit in the VR-A zoning district shall be the same as in the Agricultural (A) zoning district except that Open Space Development Projects shall be prohibited.

5. Accessory Uses

The accessory uses in the VR-A zoning district shall be the same as in the Agricultural (A) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Village Residential Agriculture District (VR-A) shall be the same as in the Agricultural (A) zoning district.

7. Cluster Development

Cluster development in the VR-A zoning district is prohibited.

8. Non-Agricultural Low Impact Use Standards

Regulations governing non-agricultural low impact use standards in the VR-A zoning district shall be the same as the Agricultural (A) zoning district.

Village Residential General Business District (VR-GB)

1. Purpose

The Village Residential General Business District (VR-GB) is intended to regulate land use within general business areas planned and staged for development in accordance with the Village Plan. Areas zoned VR-GB will be rezoned in accordance with the guided land use outlined in the Village Plan at such time as regional sewer service is available to the subject property.

2. General Regulation

All regulations governing the General Business (GB) zoning district shall also apply to properties zoned Village Residential General Business District (VR-GB) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the VR-GB zoning district shall be the same as in the General Business (GB) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the VR-GB zoning district shall be the same as in the General Business (GB) zoning district.

5. Accessory Uses

Accessory uses and the general requirements of such in the VR-GB zoning district shall be the same as in the General Business (GB) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Village Residential General Business District (VR-GB) shall be the same as in the General Business (GB) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (15%) due to road right-of-way and survey variations]. Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot size standard of the General Business (GB) zoning district shall be viewed as conforming to minimum lot size.

7. Performance Standards

Performance standards governing construction and development in the Village Residential General Business District (VR-GB) shall be the same as in the General Business (GB) zoning district. Further development shall conform with all standards necessary to facilitate a future hook up to the regional sewer system.

Village Residential One Family District (VR-R1)

1. Purpose

The Village Residential One Family District (VR-R1) is intended to regulate land use within single family residential areas planned and staged for development in accordance with the Village Plan. Areas zoned VR-R1 will be rezoned in accordance with the guided land use outlined in the Village Plan at such time as regional sewer service is available to the subject property.

2. General Regulation

All regulations governing the One Family Residential (R-1) zoning district shall also apply to properties zoned Village Residential One Family District (VR-R1) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the VR-R1 zoning district shall be the same as in the One Family Residential (R-1) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the VR-R1 zoning district shall be the same as in the One Family Residential (R-1) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the VR-R1 zoning district shall be the same as in the One Family Residential (R-1) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Village Residential One Family District (VR-R1) shall be the same as in the One Family Residential (R-1) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (15%) due to road right-of-way and survey variations]. Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot size standard of the One Family Residential (R-1) zoning district shall be viewed as conforming to minimum lot size.

Village Rural Residential District (VR-RR)

1. Purpose

The Village Rural Residential District (VR-RR) is intended to regulate land use within rural residential areas planned and staged for development in accordance with the Village Plan. Areas zoned VR-RR will be rezoned in accordance with the guided land use outlined in the Village Plan at such time as regional sewer service is available to the subject property.

2. General Regulation

All regulations governing the Rural Residential (RR) zoning district shall also apply to properties zoned Village Rural Residential District (VR-RR) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the VR-RR zoning district shall be the same as in the Rural Residential (RR) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the VR-RR zoning district shall be the same as in the Rural Residential (RR) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the VR-RR zoning district shall be the same as in the Rural Residential (RR) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Village Rural Residential District (VR-RR) shall be the same as in the Rural Residential (RR) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (15%) due to road right-of-way and survey variations]. Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot size standard of the Rural Residential (RR) zoning district shall be viewed as conforming to minimum lot size.

7. Special Requirements

All building permits in the Village Rural Residential District (VR-RR) shall, prior to the issuance of such a building permit, provide a sketch subdivision plan which illustrates roadway and setback locations should the property be resubdivided in the future.

CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 3 OF THE LAKE ELMO CITY CODE
TO CREATE NEW HOLDING ZONING DISTRICTS ALONG I-94 AND
WITHIN THE VILLAGE AREA

The City Council of the City of Lake Elmo hereby amends Chapter 3 as follows:

SECTION 300.07 – ZONING DISTRICTS

Subd. 1. Classifications.

For the purpose of this section, all land in the City is divided into zoning districts. The zoning districts shall be identified by the following classifications:

A.	Ag or A	Agricultural
<u>B.</u>	<u>HD-A-BP</u>	<u>Agricultural Business Park Holding District</u>
<u>C.</u>	<u>HD-A-SRD</u>	<u>Agricultural Sewered Residential Holding District</u>
B. D.	R-R	Rural Residential
<u>E.</u>	<u>HD-RR-BP</u>	<u>Rural Residential Business Park Holding District</u>
<u>F.</u>	<u>HD-RR-LB</u>	<u>Rural Residential Limited Business Holding District</u>
<u>G.</u>	<u>HD-RR-RAD</u>	<u>Rural Residential Ag Density Holding District</u>
<u>H.</u>	<u>HD-RR-SRD</u>	<u>Rural Residential Sewered Residential Holding District</u>
C. I.	R-1	One Family Residential
<u>J.</u>	<u>HD-R1-RAD</u>	<u>One Family Ag Density Holding District</u>
<u>K.</u>	<u>HD-R1-SRD</u>	<u>One Family Sewered Residential Holding District</u>
D. L.	R-2	One and Two Family Residential
E. M.	R-3	Mobile Home Park
<u>N.</u>	<u>HD-R3-URD</u>	<u>Mobile Home Park Business Park Holding District</u>
F. O.	R-4	Multi-Family Residential
G. P.	RE	Residential Estates
<u>O.</u>	<u>HD-RE-LB</u>	<u>Residential Estates Limited Business Holding District</u>
<u>R.</u>	<u>HD-RE-SRD</u>	<u>Residential Estates Sewered Residential Holding District</u>

H.S.	GB	General Business
T.	HD-GB-BP	General Business Business Park Holding District
U.	HD-GB-C	General Business Commercial Holding District
V.	HD-GB-SRD	General Business Sewered Residential Holding District
I.W.	HB	Highway Business
I.X.	CB	Convenience Business
K.Y.	LB	Limited Business
L.Z.	BP	Business Park
AA.	VR-A	Village Residential Agriculture Holding District
BB.	VR-GB	Village Residential General Business Holding District
CC.	VR-R1	Village Residential One Family Holding District
DD.	VR-RR	Village Rural Residential Holding District
M.EE.	PF	Public and Quasi-Public Open Space
N.FF.	P	Public Parks and Open Space
O.GG.	OP	Open Space Preservation District
P.HH.	OZD	Overlay Zoning Use Districts

Subd. 2. Boundaries...

Subd. 4. Districts.

A. AG – Agricultural...

B. HD-A-BP – Agricultural Business Park Holding District

1. Purpose

The Agricultural Business Park Holding District (HD-A-BP) is intended to regulate land use within agricultural areas planned and staged for business park development with access to regional sewer service. Areas zoned HD-A-BP will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Business Park use.

2. General Regulation

All regulations governing the Agricultural (A) zoning district shall also apply to properties zoned Agricultural Business Park Holding District (HD-A-BP) except as outlined in this section.

3. Permitted Uses

The permitted uses in the HD-A-BP zoning district shall be the same as in the Agricultural (A) zoning district except that non-farm dwellings shall be prohibited.

4. Uses Permitted by Conditional Use Permit

The uses permitted by conditional use permit in the HD-A-BP zoning district shall be the same as in the Agricultural (A) zoning district except that Open Space Development Projects shall be prohibited.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the HD-A-BP zoning district shall be the same as in the Agricultural (A) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Agricultural Business Park Holding District (HD-A-BP) shall be the same as in the Agricultural (A) zoning district.

7. Cluster Development

Cluster development in the HD-A-BP zoning district is prohibited.

8. Non-Agricultural Low Impact Use Standards

Regulations governing non-agricultural low impact use standards in the HD-A-BP zoning district shall be the same as the Agricultural (A) zoning district.

C. HD-A-SRD – Agricultural Sewered Residential Holding District

1. Purpose

The Agricultural Sewered Residential Holding District (HD-A-SRD) is intended to regulate land use within agricultural areas planned and staged for residential development with access to regional sewer service. Areas zoned HD-A-SRD will be rezoned upon the availability of sewer service and when consistent with the "Development Staging Plan" contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Sewered Residential use.

2. General Regulation

All regulations governing the Agricultural (A) zoning district shall also apply to properties zoned Agricultural Sewered Residential Holding District (HD-A-SRD) except as outlined in this section.

3. Permitted Uses

The permitted uses in the HD-A-SRD zoning district shall be the same as in the Agricultural (A) zoning district except that non-farm dwellings shall be prohibited.

4. Uses Permitted by Conditional Use Permit

The uses permitted by conditional use permit in the HD-A-SRD zoning district shall be the same as in the Agricultural (A) zoning district except that Open Space Development Projects shall be prohibited.

5. Accessory Uses

The accessory uses in the HD-A-SRD zoning district shall be the same as in the Agricultural (A) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Agricultural Sewered Residential Holding District (HD-A-SRD) shall be the same as in the Agricultural (A) zoning district.

7. Cluster Development

Cluster development in the HD-A-SRD zoning district is prohibited.

8. Non-Agricultural Low Impact Use Standards

Regulations governing non-agricultural low impact use standards shall be the same as the Agricultural (A) zoning district.

B.D. RR -- Rural Residential...

E. HD-RR-BP -- Rural Residential Business Park Holding District

1. Purpose

The Rural Residential Business Park Holding District (HD-RR-BP) is intended to regulate land use within rural residential areas planned and staged for business park development. Areas zoned HD-RR-BP will be rezoned upon the availability of sewer service and when consistent with the "Development Staging Plan" contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be

consistent with the comprehensive plan guidance of the property for Business Park use.

2. General Regulation

All regulations governing the Rural Residential (RR) zoning district shall also apply to properties zoned Rural Residential Business Park Holding District (HD-RR-BP) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-RR-BP zoning district shall be the same as in the Rural Residential (RR) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-RR-BP zoning district shall be the same as in the Rural Residential (RR) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the HD-RR-BP zoning district shall be the same as in the Rural Residential (RR) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Rural Residential Business Park Holding District (HD-RR-BP) shall be the same as in the Rural Residential (RR) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (15%) due to road right-of-way and survey variations].
Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot size standard of the Rural Residential (RR) zoning district shall be viewed as conforming to minimum lot size.

7. Special Requirements

All building permits in the Rural Residential Business Park Holding District (HD-RR-BP) shall, prior to the issuance of such a building permit, provide a sketch subdivision plan which illustrates roadway and setback locations should the property be resubdivided in the future.

8. Cluster Development

Cluster development in the HD-RR-BP zoning district is prohibited.

F. HD-RR-LB – Rural Residential Limited Business Holding District

1. Purpose

The Rural Residential Limited Business Holding District (HD-RR-LB) is intended to regulate land use within rural residential areas planned and staged for limited business development. Areas zoned HD-RR-LB will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Limited Business use.

2. General Regulation

All regulations governing the Rural Residential (RR) zoning district shall also apply to properties zoned Rural Residential Limited Business Holding District (HD-RR-LB) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-RR-LB zoning district shall be the same as in the Rural Residential (RR) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-RR-LB zoning district shall be the same as in the Rural Residential (RR) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the HD-RR-LB zoning district shall be the same as in the Rural Residential (RR) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Rural Residential Limited Business Holding District (HD-RR-LB) shall be the same as in the Rural Residential (RR) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (15%) due to road right-of-way and survey variations]. Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot size standard of the Rural Residential (RR) zoning district shall be viewed as conforming to minimum lot size.

7. Special Requirements

All building permits in the Rural Residential Limited Business Holding District (HD-RR-LB) shall, prior to the issuance of such a building permit, provide a sketch subdivision plan which illustrates roadway and setback locations should the property be resubdivided in the future.

8. Cluster Development

Cluster development in the HD-RR-LB zoning district is prohibited.

G. HD-RR-RAD – Rural Residential Ag Density Holding District

1. Purpose

The Rural Residential Ag Density Holding District (HD-RR-RAD) is intended to regulate land use within rural residential areas planned and staged for Rural Agricultural Density development. Areas zoned HD-RR-RAD will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Rural Agricultural use.

2. General Regulation

All regulations governing the Rural Residential (RR) zoning district shall also apply to properties zoned Rural Residential Ag Density Holding District (HD-RR-RAD) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-RR-RAD zoning district shall be the same as in the Rural Residential (RR) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-RR-RAD zoning district shall be the same as in the Rural Residential (RR) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the HD-RR-RAD zoning district shall be the same as in the Rural Residential (RR) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Rural Residential Ag Density Holding District (HD-RR-RAD) shall be the same as in the Rural Residential (RR) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (15%) due to road right-of-way and survey variations]. Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot size standard of the Rural Residential (RR) zoning district shall be viewed as conforming to minimum lot size.

7. Special Requirements

All building permits in the Rural Residential Ag Density Holding District (HD-RR-RAD) shall, prior to the issuance of such a building permit, provide a sketch subdivision plan which illustrates roadway and setback locations should the property be resubdivided in the future.

8. Cluster Development

Cluster development in the HD-RR-RAD zoning district is prohibited.

H. HD-RR-SRD – Rural Residential Sewered Residential Holding District

1. Purpose

The Rural Residential Sewered Residential Holding District (HD-RR-SRD) is intended to regulate land use within rural residential areas planned and staged for sewer residential development. Areas zoned HD-RR-SRD will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Sewered Residential use.

2. General Regulation

All regulations governing the Rural Residential (RR) zoning district shall also apply to properties zoned Rural Residential Sewered Residential Holding District (HD-RR-SRD) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-RR-SRD zoning district shall be the same as in the Rural Residential (RR) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-RR-SRD zoning district shall be the same as in the Rural Residential (RR) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the HD-RR-SRD zoning district shall be the same as in the Rural Residential (RR) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Rural Residential Sewered Residential Holding District (HD-RR-SRD) shall be the same as in the Rural Residential (RR) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (15%) due to road right-of-way and survey variations]. Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot size standard of the Rural Residential (RR) zoning district shall be viewed as conforming to minimum lot size.

7. Special Requirements

All building permits in the Rural Residential Sewered Residential Holding District (HD-RR-SRD) shall, prior to the issuance of such a building permit, provide a sketch subdivision plan which illustrates roadway and setback locations should the property be resubdivided in the future.

8. Cluster Development

Cluster development in the HD-RR-SRD zoning district is prohibited.

C.I. R-1 – One Family Residential...

J. HD-R1-RAD – One Family Ag Density Holding District

1. Purpose

The One Family Ag Density Holding District (HD-R1-RAD) is intended to regulate land use within single family residential areas planned and staged for sewer residential development. Areas zoned HD-R1-RAD will be rezoned upon the availability of sewer service and when consistent with the "Development Staging Plan" contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Rural Agricultural use.

2. General Regulation

All regulations governing the One Family Residential (R-1) zoning district shall also apply to properties zoned One Family Ag Density Holding District (HD-R1-RAD) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-R1-RAD zoning district shall be the same as in the One Family Residential (R-1) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-R1-RAD zoning district shall be the same as in the One Family Residential (R-1) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the HD-R1-RAD zoning district shall be the same as in the One Family Residential (R-1) zoning district.

6. Minimum District Requirements

The minimum district requirements in the One Family Ag Density Holding District (HD-R1-RAD) shall be the same as in the One Family Residential (R-1) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (15%) due to road right-of-way and survey variations].
Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot size standard of the One Family Residential (R-1) zoning district shall be viewed as conforming to minimum lot size.

K. HD-R1-SRD – One Family Sewered Residential Holding District

1. Purpose

The One Family Sewered Residential Holding District (HD-R1-SRD) is intended to regulate land use within single family residential areas planned and staged for sewered residential development. Areas zoned HD-R1-SRD will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Sewered Residential use.

2. General Regulation

All regulations governing the One Family Residential (R-1) zoning district shall also apply to properties zoned One Family Sewered Residential Holding District (HD-R1-SRD) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-R1-SRD zoning district shall be the same as in the One Family Residential (R-1) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-R1-SRD zoning district shall be the same as in the One Family Residential (R-1) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the HD-R1-SRD zoning district shall be the same as in the One Family Residential (R-1) zoning district.

6. Minimum District Requirements

The minimum district requirements in the One Family Sewered Residential Holding District (HD-R1-SRD) shall be the same as in the One Family Residential (R-1) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (15%) due to road right-of-way and survey variations]. Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot size standard of the One Family Residential (R-1) zoning district shall be viewed as conforming to minimum lot size.

D.L. R-2 – One and Two Family Residential...

E.M. R-3 – Mobile Home Park...

N. HD-R3-URD – Mobile Home Park Business Park Holding District

1. Purpose

The Manufactured Home Park Urban Residential Holding District (HD-R3-URD) is intended to regulate land use within manufactured home park areas planned and staged for sewer urban residential development. Areas zoned HD-R3-URD will be rezoned upon the availability of sewer service and when consistent with the

“Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Urban Residential use.

2. General Regulation

All regulations governing the Manufactured Home Park (R-3) zoning district shall also apply to properties zoned Manufactured Home Park Urban Residential Holding District (HD-R3-URD) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-R3-URD zoning district shall be the same as in the Manufactured Home Park (R-3) zoning district. Connection to the municipal sanitary sewer system and municipal water supply shall be required.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-R3-URD zoning district shall be the same as in the Manufactured Home Park (R-3) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the HD-R3-URD zoning district shall be the same as in the Manufactured Home Park (R-3) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Manufactured Home Park Urban Residential Holding District (HD-R3-URD) shall be the same as in the Manufactured Home Park (R-3) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (15%) due to road right-of-way and survey variations]. Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot size standard of the Manufactured Home Park (R-3) zoning district shall be viewed as conforming to minimum lot size.

O. R-4 – Multi-Family Residential...

F.P. RE – Residential Estates...

G.O. HD-RE-LB – Residential Estates Limited Business Holding District

1. Purpose

The Residential Estates Limited Business Holding District (HD-RE-LB) is intended to regulate land use within residential estate areas planned and staged for sewer limited business development. Areas zoned HD-RE-LB will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for sewer Limited Business use.

2. General Regulation

All regulations governing the Residential Estates (RE) zoning district shall also apply to properties zoned Residential Estates Limited Business Holding District (HD-RE-LB) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-RE-LB zoning district shall be the same as in the Residential Estates (RE) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-RE-LB zoning district shall be the same as in the Residential Estates (RE) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the HD-RE-LB zoning district shall be the same as in the Residential Estates (RE) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Residential Estates Limited Business Holding District (HD-RE-LB) shall be the same as in the Residential Estates (RE) zoning district except for the following:

- a) Minimum lot size shall be a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (15%) due to road right-of-way and survey variations]. Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot size standard of the Residential Estates (RE) zoning district shall be viewed as conforming to minimum lot size.
- b) Subdivision density shall be based on a twenty (20) acres average, and no outlots are to remain in the subdivision.

R. HD-RE-SRD – Residential Estates Sewered Residential Holding District

1. Purpose

The Residential Estates Sewered Residential Holding District (HD-RE-SRD) is intended to regulate land use within residential estate areas planned and staged for sewer residential development. Areas zoned HD-RE-SRD will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Sewered Residential use.

2. General Regulation

All regulations governing the Residential Estates (RE) zoning district shall also apply to properties zoned Residential Estates Sewered Residential Holding District (HD-RE-SRD) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-RE-SRD zoning district shall be the same as in the Residential Estates (RE) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-RE-SRD zoning district shall be the same as in the Residential Estates (RE) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the HD-RE-SRD zoning district shall be the same as in the Residential Estates (RE) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Residential Estates Sewered Residential Holding District (HD-RE-SRD) shall be the same as in the Residential Estates (RE) zoning district except for the following:

- a) Minimum lot size shall be a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (15%) due to road right-of-way and survey variations]. Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot size standard of the Residential Estates (RE) zoning district shall be viewed as conforming to minimum lot size.

b) Subdivision density shall be based on a twenty (20) acres average, and no outlots are to remain in the subdivision.

S. GB – General Business...

H.T. HD-GB-BP – General Business Business Park Holding District

1. Purpose

The General Business – Business Park Holding District (HD-GB-BP) is intended to regulate land use within general business areas planned and staged for sewer business park development. Areas zoned HD-GB-BP will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Business Park use.

2. General Regulation

All regulations governing the General Business (GB) zoning district shall also apply to properties zoned General Business – Business Park Holding District (HD-GB-BP) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-GB-BP zoning district shall be the same as in the General Business (GB) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-GB-BP zoning district shall be the same as in the General Business (GB) zoning district.

5. Accessory Uses

Accessory uses and the general requirements of such in the HD-GB-BP zoning district shall be the same as in the General Business (GB) zoning district.

6. Minimum District Requirements

The minimum district requirements in the General Business – Business Park Holding District (HD-GB-BP) shall be the same as in the General Business (GB) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (15%) due to road right-of-way and survey variations].
Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot

size standard of the General Business (GB) zoning district shall be viewed as conforming to minimum lot size.

7. Performance Standards

Performance standards governing construction and development in the General Business – Business Park Holding District (HD-GB-BP) shall be the same as in the General Business (GB) zoning district. Further development shall conform with all standards necessary to facilitate a future hook up to the regional sewer system.

U. HD-GB-C – General Business Commercial Holding District

1. Purpose

The General Business Commercial Holding District (HD-GB-C) is intended to regulate land use within general business areas planned and staged for sewer commercial development. Areas zoned HD-GB-C will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Commercial use.

2. General Regulation

All regulations governing the General Business (GB) zoning district shall also apply to properties zoned General Business Commercial Holding District (HD-GB-C) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-GB-C zoning district shall be the same as in the General Business (GB) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-GB-C zoning district shall be the same as the General Business (GB) zoning district.

5. Accessory Uses

Accessory uses and the general requirements of such in the HD-GB-C zoning district shall be the same as in the General Business (GB) zoning district.

6. Minimum District Requirements

The minimum district requirements in the General Business Commercial Holding District (HD-GB-C) shall be the same as in the General Business (GB) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20)

acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (15%) due to road right-of-way and survey variations]. Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot size standard of the General Business (GB) zoning district shall be viewed as conforming to minimum lot size.

7. Performance Standards

Performance standards governing construction and development in the General Business Commercial Holding District (HD-GB-C) shall be the same as in the General Business (GB) zoning district. Further development shall conform with all standards necessary to facilitate a future hook up to the regional sewer system.

V. HD-GB-SRD – General Business Sewered Residential Holding District

1. Purpose

The General Business Sewered Residential Holding District (HD-GB-SRD) is intended to regulate land use within general business areas planned and staged for sewer residential development. Areas zoned HD-GB-SRD will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for sewer residential use.

2. General Regulation

All regulations governing the General Business (GB) zoning district shall also apply to properties zoned General Business Sewered Residential Holding District (HD-GB-SRD) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-GB-SRD zoning district shall be the same as in the General Business (GB) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-GB-SRD zoning district shall be the same as in the General Business (GB) zoning district.

5. Accessory Uses

Accessory uses and the general requirements of such in the HD-GB-SRD zoning district shall be the same as in the General Business (GB) zoning district.

6. Minimum District Requirements

The minimum district requirements in the General Business Sewered Residential Holding District (HD-GB-SRD) shall be the same as in the General Business (GB) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (15%) due to road right-of-way and survey variations]. Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot size standard of the General Business (GB) zoning district shall be viewed as conforming to minimum lot size.

7. Performance Standards

Performance standards governing construction and development in the General Business Sewered Residential Holding District (HD-GB-SRD) shall be the same as in the General Business (GB) zoning district. Further development shall conform with all standards necessary to facilitate a future hook up to the regional sewer system.

I.W. HB – Highway Business...

J.X. CB – Convenience Business...

K.Y. LB – Limited Business...

L.Z. BP – Business Park...

AA. VR-A – Village Residential Agriculture Holding District

1. Purpose

The Village Residential Agriculture District (VR-A) is intended to regulate land use within agricultural areas planned and staged for development in accordance with the Village Plan. Areas zoned VR-A will be rezoned in accordance with the guided land use outlined in the Village Plan at such time as regional sewer service is available to the subject property.

2. General Regulation

All regulations governing the Agricultural (A) zoning district shall also apply to properties zoned Village Residential Agriculture District (VR-A) except as outlined in this section.

3. Permitted Uses

The permitted uses in the VR-A zoning district shall be the same as in the Agricultural (A) zoning district except that non-farm dwellings shall be prohibited.

4. Uses Permitted by Conditional Use Permit

The uses permitted by conditional use permit in the VR-A zoning district shall be the same as in the Agricultural (A) zoning district except that Open Space Development Projects shall be prohibited.

5. Accessory Uses

The accessory uses in the VR-A zoning district shall be the same as in the Agricultural (A) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Village Residential Agriculture District (VR-A) shall be the same as in the Agricultural (A) zoning district.

7. Cluster Development

Cluster development in the VR-A zoning district is prohibited.

8. Non-Agricultural Low Impact Use Standards

Regulations governing non-agricultural low impact use standards in the VR-A zoning district shall be the same as the Agricultural (A) zoning district.

BB. VR-GB – Village Residential General Business Holding District

1. Purpose

The Village Residential General Business District (VR-GB) is intended to regulate land use within general business areas planned and staged for development in accordance with the Village Plan. Areas zoned VR-GB will be rezoned in accordance with the guided land use outlined in the Village Plan at such time as regional sewer service is available to the subject property.

2. General Regulation

All regulations governing the General Business (GB) zoning district shall also apply to properties zoned Village Residential General Business District (VR-GB) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the VR-GB zoning district shall be the same as in the General Business (GB) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the VR-GB zoning district shall be the same as in the General Business (GB) zoning district.

5. Accessory Uses

Accessory uses and the general requirements of such in the VR-GB zoning district shall be the same as in the General Business (GB) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Village Residential General Business District (VR-GB) shall be the same as in the General Business (GB) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (15%) due to road right-of-way and survey variations]. Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot size standard of the General Business (GB) zoning district shall be viewed as conforming to minimum lot size.

7. Performance Standards

Performance standards governing construction and development in the Village Residential General Business District (VR-GB) shall be the same as in the General Business (GB) zoning district. Further development shall conform with all standards necessary to facilitate a future hook up to the regional sewer system.

CC. VR-R1 – Village Residential One Family Holding District

1. Purpose

The Village Residential One Family District (VR-R1) is intended to regulate land use within single family residential areas planned and staged for development in accordance with the Village Plan. Areas zoned VR-R1 will be rezoned in accordance with the guided land use outlined in the Village Plan at such time as regional sewer service is available to the subject property.

2. General Regulation

All regulations governing the One Family Residential (R-1) zoning district shall also apply to properties zoned Village Residential One Family District (VR-R1) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the VR-R1 zoning district shall be the same as in the One Family Residential (R-1) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the VR-R1 zoning district shall be the same as in the One Family Residential (R-1) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the VR-R1 zoning district shall be the same as in the One Family Residential (R-1) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Village Residential One Family District (VR-R1) shall be the same as in the One Family Residential (R-1) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (15%) due to road right-of-way and survey variations]. Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot size standard of the One Family Residential (R-1) zoning district shall be viewed as conforming to minimum lot size.

DD. VR-RR – Village Rural Residential Holding District

1. Purpose

The Village Rural Residential District (VR-RR) is intended to regulate land use within rural residential areas planned and staged for development in accordance with the Village Plan. Areas zoned VR-RR will be rezoned in accordance with the guided land use outlined in the Village Plan at such time as regional sewer service is available to the subject property.

2. General Regulation

All regulations governing the Rural Residential (RR) zoning district shall also apply to properties zoned Village Rural Residential District (VR-RR) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the VR-RR zoning district shall be the same as in the Rural Residential (RR) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the VR-RR zoning district shall be the same as in the Rural Residential (RR) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the VR-RR zoning district shall be the same as in the Rural Residential (RR) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Village Rural Residential District (VR-RR) shall be the same as in the Rural Residential (RR) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (15%) due to road right-of-way and survey variations]. Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot size standard of the Rural Residential (RR) zoning district shall be viewed as conforming to minimum lot size.

7. Special Requirements

All building permits in the Village Rural Residential District (VR-RR) shall, prior to the issuance of such a building permit, provide a sketch subdivision plan which illustrates roadway and setback locations should the property be resubdivided in the future.

8. Cluster Development

Cluster development in the VR-RR zoning district is prohibited.

M.EE. PF – Public and Quasi-Public Open Space...

N.FF. P – Public Parks and Open Space...

O.GG. OP – Open Space Preservation District...

P.HH. OZD – Overlay Zoning Use Districts...

Effective Date

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

This Ordinance No. ___ was adopted on this ___ day of _____, 20 ___, by a vote of ___ Ayes and ___ Nays.

Mayor Dean Johnston

ATTEST:

Susan Hoyt
Administrator

ITEM: Zoning Code Map Amendment – Village Holding Districts

REQUESTED BY: City Council

SUBMITTED BY: Ben Gozola, Senior Planner

REVIEWED BY: Susan Hoyt, City Administrator
Kelli Matzek, Assistant City Planner
Jerry Filla, City Attorney

PURPOSE:

- The Planning Commission is asked to review the proposed zoning map changes that will establish the holding districts for properties guided for future development near the old Village.

ADDITIONAL INFORMATION:

- By state statute, approval of the Comprehensive Plan 2030 requires the City to rezone properties throughout the community as necessary to bring all zoning into conformance with the new land use designations. Representatives from the Met Council have reviewed the proposed changes and agree that approval of the holding districts being discussed will accomplish this goal. The City's current deadline to complete the rezoning process is July 12, 2007.
- Attached you will find a copy of the proposed zoning map. Existing zoning classifications and proposed holding districts are identified for all properties intended to be rezoned.
- The rules governing each of the proposed holding districts will be reviewed during the public hearing preceding this item.

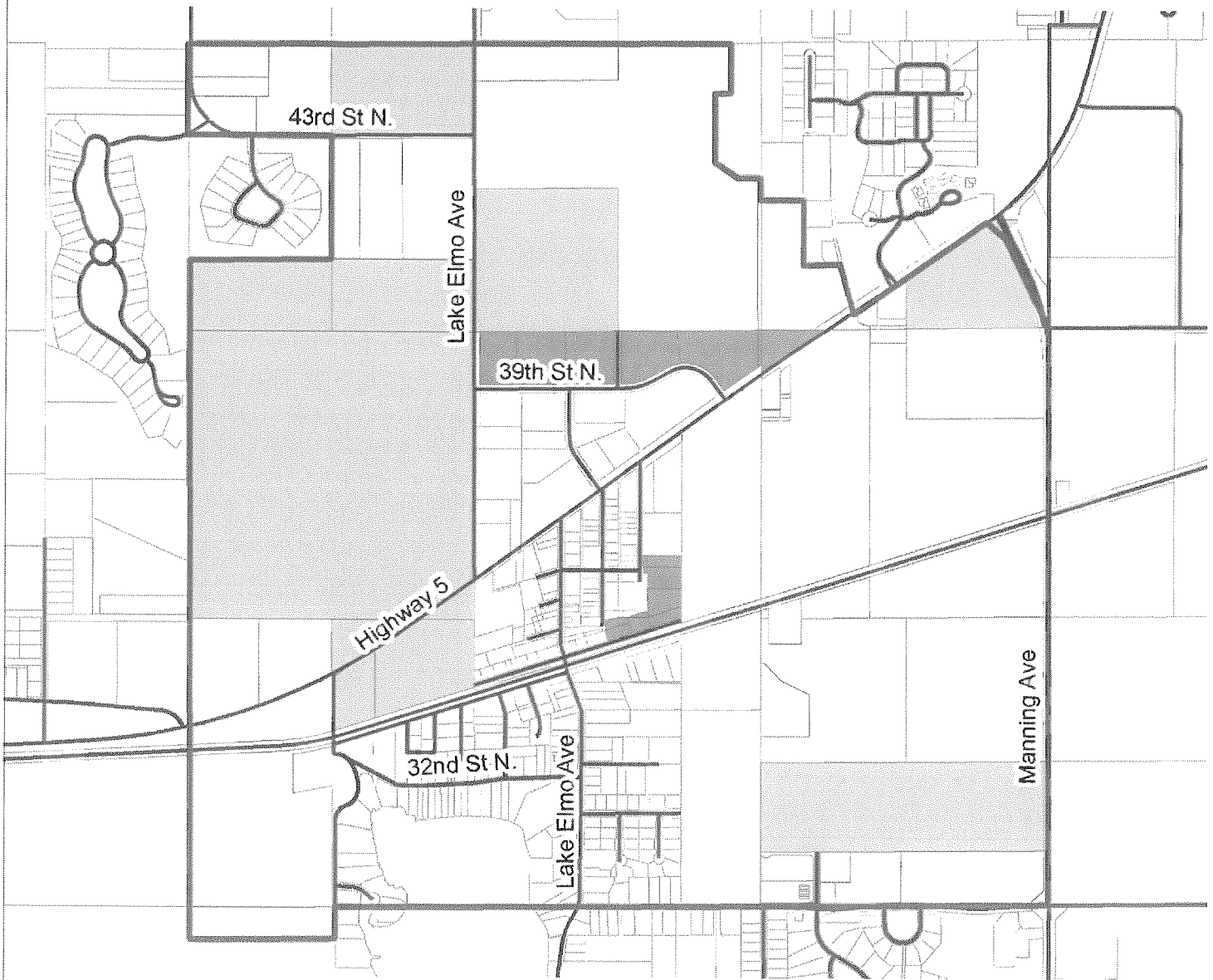
ACTION REQUESTED:

- Review the proposed zoning map changes for properties near the old Village, hold the necessary public hearing, and make a recommendation for consideration by the City Council.

ATTACHMENTS:

- "Proposed Village Zoning Districts" map

Proposed Village Zoning Districts



Your property is within one of the new districts depicted on this map. The proposed new zoning districts will NOT impact any existing uses. The ONLY change to property being rezoned will be a restriction on development (all new parcels must be a minimum of 20 acres in size until sewer becomes available to serve the property).

L E G E N D

New Village Residential Zoning Districts are as follows:

VR-A
 VR-R1
 VR-RR
 VR-GB

Village
Boundary

Municipal
Boundary

Properties in white are not proposed to be rezoned

