

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

ORDINANCE NO. 97-195

**AN ORDINANCE CREATING LANGUAGE TO GOVERN THE LIMITED
BUSINESS SEWERED RESIDENTIAL HOLDING DISTRICT (HD-LB-SRD)**

The City Council of the City of Lake Elmo hereby ordains that Sections 300.07, subd. 1 and its subdivisions and 300.07 subdivision 4 and its subdivisions are hereby amended to read 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:

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

2. General Regulation

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

3. Permitted Uses

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

4. Uses Permitted by Conditional Use Permit

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

5. Accessory Uses

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

6. Minimum District Requirements

The minimum district requirements in the Limited Business Sewered Residential Holding District (HD-LB-SRD) shall be the same as in the Limited Business (LB) 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 Limited Business (LB) zoning district shall be viewed as conforming to minimum lot size.

7. Performance Standards

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

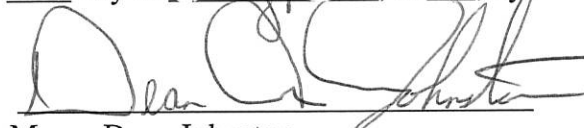
- AA. **BP – Business Park.** Current Section 300.07 subd. 4(Z) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(AA)
- BB. **VR-A – Village Residential Agriculture Holding District.** Current Section 300.07 subd. 4(AA) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(BB)
- CC. **VR-GB – Village Residential General Business Holding District.** Current Section 300.07 subd. 4(BB) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(CC)
- DD. **VR-R1 – Village Residential One Family Holding District.** Current Section 300.07 subd. 4(CC) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(DD)
- EE. **VR-RR – Village Rural Residential Holding District.** Current Section 300.07 subd. 4(DD) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(EE)
- FF. **PF – Public and Quasi-Public Open Space.** Current Section 300.07 subd. 4(EE) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(FF)
- GG. **P – Public Parks and Open Space.** Current Section 300.07 subd. 4(FF) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(GG)
- HH. **OP – Open Space Preservation District.** Current Section 300.07 subd. 4(GG) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(HH)
- II. **OZD – Overlay Zoning Use Districts.** Current Section 300.07 subd. 4(HH) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(II)

Effective Date

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

Adoption Date

This Ordinance No. 97-195 was adopted on this 17th day of July, 2007, by a vote of 4 Ayes and 0 Nays.


 Mayor Dean Johnston

ATTEST:



Susan Hoyt
Administrator

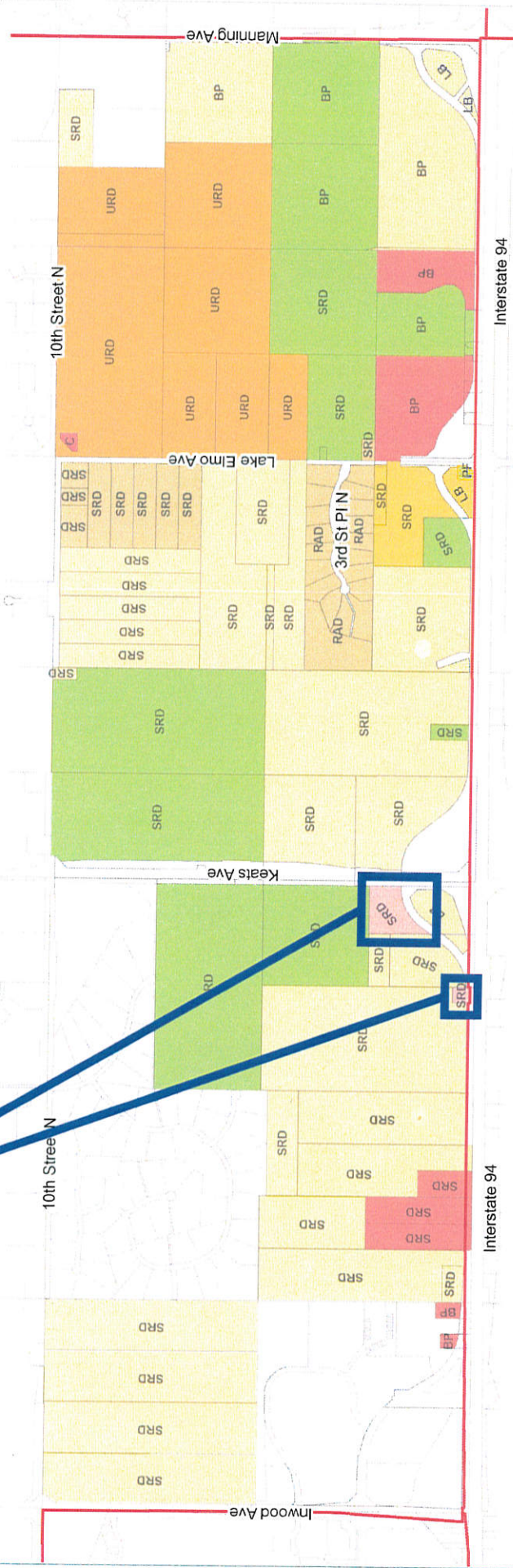
This Ordinance No. 97-PS was published on the 16th day of Aug, 2007.

HD-LB-SRD Properties

Proposed I-94 Zoning Districts

NOTE: 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 as staged in the comprehensive plan).

4-31-17



HOW TO READ THIS ZONING MAP

This map only identifies zoning districts for properties depicted in color. Zoning for parcels shown in white can be found on a separate City of Lake Elmo zoning map.

Follow these steps to determine the zoning district:

1. Identify the parcel you are interested in and find its corresponding color within the legend to the right. This will provide you with the first half of the zoning district.
2. Find the label within the parcel. The label represents the second half of the zoning district.
3. Combine the first half with the second half to determine the parcels final zoning designation.

EXAMPLES:



= HD-A-SRD



= HD-GB-BP



= HD-RR-SRD

The **FIRST** half of the zoning district is identified by color as follows:

	HD-A		HD-RR		HD-R3		HD-RE		Municipal Boundary
	HD-LB		HD-GB		HD-R1				

The **SECOND** half of the zoning district is labeled on the map as follows:

	RAD (Future Zoning = RAD)		SRD (Future Zoning = SRD)
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Abbreviations: HD = Holding District

A = Agricultural; RR = Rural Residential; RE = Rural Estates; GB = General Business; BP = Business Park; LB = Limited Business; R1 = One Family Residential; R3 = Manufactured Home Park; PF = Public Facilities; SRD = Sewered Residential District; URD = Urban Residential District; RAD = Rural Agricultural Density;