

CITY OF LAKE ELMO

Washington County, Minnesota

Ordinance No. 9762

AN ORDINANCE AMENDING SECTION 307 SUBD. 4 M. OF THE 1997 LAKE
ELMO MUNICIPAL CODE

**Section 1. Amendment: Section 300.07 Subd. 4M of the 1997 Lake Elmo
Municipal Code is hereby amended to read as follows: -**

M. -Public Facilities, Quasi-Public Facilities (PF)

Subd 1. Purpose and Intent:

The purpose and intent of the "PF" zoning district is to allow uses and structures that are incidental and subordinate to the overall land uses permitted in the City. While allowing certain uses within the City, general performance standards have been established. This is intended to assure maintenance and preservation of the established rural character of the City by preserving agricultural land, woodlands, corridors, and other significant natural features, and provide buffering between PF and residential or other uses.

Subd. 2. Uses Allowed by Conditional Use Permit

In addition to the specific standards and criteria which may be cited below for respective uses, each application shall be evaluated based on the standards and criteria set forth in Chapter 300.06 of the Lake Elmo City Code. Uses allowed herein that are in existence within the City at the effective date of this Ordinance may continue such use as a Permitted Use. The following uses are Allowed by Conditional Use Permit in the PF Zoning District:

(a) Cemeteries provided that:

1. Direct access is provided to a public street classified by the Comprehensive Plan as Major Collector or Arterial

2. No mausoleum, crematorium, or other structure is permitted, except a one story tool or storage shed of 160 square feet floor maximum floor area.

(b) Places of Worship provided that:

1. Direct access is provided to a public street classified by the Comprehensive Plan as Major Collector or Arterial
2. No use may exceed 235 gallons wastewater generation per day per net acre of land.
3. No on-site sewer system shall be designed to handle more than 5,000 gallons per day.
4. Exterior athletic fields shall not include spectator seating, public address facilities or lighting.
5. No free-standing broadcast or telecast antennas are permitted. No broadcast dish or antenna shall extend more than 6 (six) feet above or beyond the principal structure.

(c) Facilities for Local, County and State Government, provided that:

1. Direct access is provided to a public street classified by the Comprehensive Plan as Major Collector or Arterial.
2. The use and location is consistent with the Community Facilities Element of the Comprehensive Plan.
3. No use may exceed a ratio of 3.0 SAC units per 3.5 acres or 235 gallons per day per net acre of land based on design capacity of all facilities, whichever is more restrictive.

(f) Libraries, and Museums (Public and Private), provided that:

1. No use may exceed a ratio of 3.0 SAC units per 3.5 acres or 235 gallons per day per net acre of land based on design capacity of all facilities, whichever is more restrictive.
2. For private facilities, a Plan is provided, together with a Declaration and Covenants to run with the title to the land, that

prescribes perpetual maintenance, insurance and ownership responsibilities for all facilities and land area.

3. Direct access is provided to a public street classified by the Comprehensive Plan as a Major Collector or Arterial.

(g) Public and Private Schools (except licensed day care), provided that:

1. No use may exceed a ratio of 3.0 SAC units per 3.5 acres or 235 gallons per day per net acre of land based on design capacity of all facilities, whichever is more restrictive.
2. Direct access is provided to a public street classified by the Comprehensive Plan as a Major Collector or Arterial.

(h.) Historic Sites and Interpretive Centers provided that:

1. Direct access is provided to a public street classified by the Comprehensive Plan as a Major Collector or Arterial.
2. No use may exceed a ratio of 3.0 SAC units per 3.5 acres or 235 gallons per day per net acre of land based on design capacity of all facilities, whichever is more restrictive.

Subd. 4. Accessory Uses and Structures

Uses and structures, which are clearly incidental and subordinate to the principal permitted uses and structures. All exterior materials of accessory structures must be the same as those of the principal structure.

Subd. 5. Minimum District Requirements

District Requirements in PF Zoning District		
	With Structure	Without Structure
Maximum Parcel Area	- 20 Acres	N.A.
Lot Width – Minimum	100- Feet	N.A.
Lot Depth – Minimum	150 Feet	N.A.
Primary Structure Setback from Property Lines		
Front – Minimum	50- Feet	N.A.
Side (Interior) – Minimum	50- Feet	N.A.
Side (Corner) – Minimum	50- Feet	N.A.
Rear – Minimum	50- Feet	N.A.
Accessory Structure Setback from Property Lines		
Front – Minimum	50- Feet	N.A.
Side (Interior) – Minimum	50- Feet	N.A.
Side (Corner) – Minimum	50 Feet	N.A.
Rear – Minimum	50- Feet	N.A.
Principal Structure Height – Maximum	50 Feet - Structure Side Walls Not to Exceed 35 feet	N.A.
Accessory Structure Height – Maximum	35 Feet – Structure Side Walls Not to Exceed 18 Feet	N.A.
Unoccupied Structure Above the Highest Point of the Roof	25 Feet	-.
Septic Drainfield Regulations	See Section 700	See Section 700
Signage	See Section 535	See Section 535
-	-	N.A.

Maximum lot area, buffer width and impervious coverage shall be in compliance with the following table:

<u>Maximum Site Area</u>	<u>Buffer Width (Feet)</u>	<u>Maximum Impervious Site Coverage</u>
0 to 5 acres	50	39.5%
5.1 to 10 acres	100	38%
10.1 to 20 acres	150	35%

Subd. 6. Performance Standards

a. Minimum Architectural Standards. It is in the best interest of the City to promote high standards of architectural design. New building proposals shall include architectural and site plans prepared by registered architect and shall show the following as a minimum:

- i. Elevations of all sides of the buildings,
- ii. Type and color of exterior building materials,
- iii. Typical general floor plans,
- iv. Dimensions of all structures,
- v. Location of trash containers, heating, cooling and ventilation equipment and systems, -
- vi. Description of unique architectural features specific to the particular request.
- vii. The exterior surfaces of all buildings shall be faced with brick, stone, or glass . In all cases examples of the proposed finish are to be submitted for review by the Planning Commission. No building shall be constructed with a main exterior surface of sheet aluminum, steel corrugated aluminum, or similar products; these materials are acceptable only as trim. Metal roofs are permitted only if they are non-structural standing seam roofs. No accessory building shall exceed the height of a principal building. All exterior equipment and trash and recycling storage areas and dock areas shall be screened with materials used in the principal structure. Low profile, self-contained HVAC units, which blend in with the building architecture, are exempt from the screening requirement. Underground utilities shall be provided for all structures. These standards may be waived in reference to Historical Structures.
- viii. Additions to buildings existing as of the effective date of this Ordinance may be of materials matching that of the existing structure so as to blend.

b. Parking. Each site shall be provided with such off-street automobile parking as follows:

1. Places of Worship – One (1) space for each permanent and temporary four (4) seats based on the design capacity of the main assembly hall. Facilities as may be provided in conjunction with such buildings and uses shall be subject to additional requirements which are imposed by the City Code.

Facilities for Local, County and State Government – One (1) space for each two hundred fifty (250) square feet of office area. Facilities as may be provided in conjunction with such buildings and uses shall be subject to additional requirements which are imposed by the City Code.

3. School, Elementary and Junior High (Public or Private) – Three (3) spaces for each class room.

4. School, High School (Public or Private) – One (1) space for each two (2) students.

5. Historic Sites, Interpretive Centers, Libraries and Museums – One (1) space for each three hundred (300) square feet of floor area.

c. Landscaping. All yard area shall either be landscaped green areas or open and left in a natural state. Yards to be landscaped shall be landscaped attractively with lawn, trees and shrubs in accordance with a plan prepared by a landscape architect. Areas left in a natural state shall be kept free of litter, debris and noxious weeds. Yards adjoining any residential zone shall contain a buffer area consisting of berming, landscaping and/or fencing for the purpose of screening noise, sight, sound and glare.

d. Buffering. Where areas abut residential districts, a buffer area and setback in compliance with Subdivision 5 of this Section is required. The buffer requirement shall be applicable to any interior parcel property line, and not applied to property lines abutting improved public streets.. No public/private streets or driveways, or off street parking facilities may be located in the buffer area. The buffer area shall be completely defined and designed, and approved by the City prior to all final City approvals for construction on site. Prior to the issuance of a building permit or commencement of any improvements on site, the owner shall provide the City with a financial security for a minimum of 24 months unless a shorter term of security is specifically

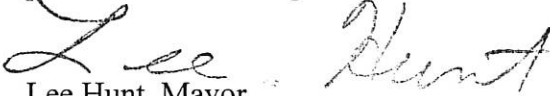
approved by the City Council, approved by the City Attorney, to assure construction of the buffer area. All landscaping shall comply with Section 520.01.

e. **Signage.** All signs shall comply with Section 535.07, Subd. 2 of the City Code .

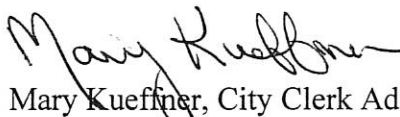
f. **Lighting.** All lighting shall comply with -Chapter 1350 of the City Code.

g. **Traffic.** All applications for a -Building Permit responsive to the requirements of this Section shall include a detailed report, certified by a registered engineer, demonstrating the extent of, and quantitative impact on public roads from forecasted traffic of the use, based on ITE average daily and peak hour/event traffic. Forecasted traffic generation - within- - the design capacity of an impacted public street, as determined by the City Engineer, shall be the primary determinant for approval of the site plan.-

Section 2. Effective Date: This ordinance shall become effective upon its passage and publication according to law.


Lee Hunt, Mayor

Attest


Mary Kueffner, City Clerk Administrator

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