

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

ORDINANCE NO. 08-095

**AN ORDINANCE ADOPTING THE LAKE ELMO DESIGN STANDARDS MANUAL AND
ESTABLISHING DESIGN REVIEW PROCEDURES IN THE URBAN RESIDENTIAL AND
COMMERCIAL ZONING DISTRICTS**

SECTION 1. The City Council of the City of Lake Elmo hereby amends Title XV: Land Usage; Chapter 154: Zoning Code, City Code Section 154.455 by adding the following language:

§154.455 Residential District Design Standards

Review of Design. For certain development activity as specified in the *Lake Elmo Design Guidelines and Standards Manual*, design review is required as part of the approval process for a permit or certificate under this Ordinance. All projects subject to design review shall be reviewed for conformance with the *Lake Elmo Design Guidelines and Standards Manual* and shall follow the review procedures specified in §154.506.A.

SECTION 2. The City Council of the City of Lake Elmo hereby amends Title XV: Land Usage; Chapter 154: Zoning Code, City Code Section 154.555 by removing the following language:

§154.555 Commercial District Design Standards

(A) *Purpose and Intent.* It is the purpose and intent of the city, by the adoption of the performance standards of this article, to ensure commercial buildings constructed within the city are of a high quality of exterior appearance and consistent with the Comprehensive Plan. These standards shall apply to all commercial districts within the city.

(1) It is the finding of the city that a limited selection of primary exterior surfacing materials meets this standard of quality.

(2) It is the further finding of the city that several specific exterior surfacing materials are appropriate, and of sufficient quality, to be utilized only as accent materials in varying percentages. The variations of percentage of specific accent materials relates to a finding by the city as to the relative quality and rural character of those respective accent materials.

(B) *Architectural and Site Plan Submittals.* New building proposals shall include architectural and site plans prepared by registered architect and shall show the following as a minimum:

- (1) Elevations of all sides of the buildings;
- (2) Type and color of exterior building materials;
- (3) Typical general floor plans;
- (4) Dimensions of all structures; and
- (5) Location of trash containers, heating, cooling and ventilation equipment and systems.

(C) *Applicability - Structure Additions and Renovation.*

(1) Additions to existing structures resulting in an increase of gross floor area of the structure of less than 100%; and/or installation of replacement exterior surfacing of any portion of an existing structure shall be exempt from the standards of this division where it is found that the new or replacement exterior surfacing proposed is identical to that of the existing structure.

(2) Where additions to an existing structure result in an increase in the gross floor area of the existing structure of 100% or greater, the entire structure (existing structure and structure addition) shall be subject to the standards of this section.

(D) *Performance Standards - Primary Exterior Surfacing.*

(1) The primary exterior surfacing of structures shall be limited to natural brick, stone, or glass. Artificial or thin veneer brick or stone less than nominal 4 inches thick shall not qualify as complying with this performance standard.

(2) Primary Exterior Surface shall be defined as not less than 70% of the sum of the area of all exterior walls of a structure nominally perpendicular to the ground. All parapet or mansard surfaces extending above the ceiling height of the structure shall be considered exterior surface for the purposes of this division. Windows and glass doors shall be considered a primary surface, but the sum area of this glass shall be deducted from the wall area for purposes of the 70% primary/30% accent formulas of this chapter. Doors of any type of material, except glass, shall not be considered a primary exterior surface.

(3) Each wall of the structure shall be calculated separately and, individually comply with the 70/30 formula.

(E) *Performance Standards - Exterior Surfacing Accents.* Not more than 30% of the exterior wall surfacing, as defined by division (D) of this section, may be of the following listed accent materials, but no single accent material, except natural wood, may comprise more than 20% of the total of all accent materials; and, no combustible materials shall be used:

- (1) Cedar, redwood, wood siding;
- (2) Cement fiber board;
- (3) Standing seam metal;
- (4) Architectural metal;
- (5) Stucco;
- (6) Poured in place concrete (excluding "tilt-up" panels);
- (7) Architectural metal panels; and
- (8) Porcelain or ceramic tile.

(F) *Performance Standard - Accessory Structures.* All accessory structures shall comply with the exterior surfacing requirements specified by division (D) of this section.

(G) *Performance Standard - HVAC Units and Exterior Appurtenances.* All exterior equipment, HVAC and trash/recycling and dock areas shall be screened from view of the public with the primary exterior materials used on the principal structure.

(H) *Performance Standard - Visible Roofing Materials.* Any roofing materials that are visible from ground level shall be standing seam metal, fire-treated cedar shakes, ceramic tile,

clay tile, concrete or slate.

(I) *Applicability - New Construction.* The standards of this division shall be applicable to all structures and buildings constructed in the city, on and after the effective date of this chapter. The performance standards of this division shall not be in any manner minimized by subsequent planned unit development plans or agreement.

(Ord. 2012-062, passed 9-18-2012)

SECTION 3. The City Council of the City of Lake Elmo hereby amends Title XV: Land Usage; Chapter 154: Zoning Code, City Code Section 154.555 by adding the following language:

§154.555 Commercial District Design Standards

Review of Design. For certain development activity as specified in the *Lake Elmo Design Guidelines and Standards Manual*, design review is required as part of the approval process for a permit or certificate under this Ordinance. All projects subject to design review shall be reviewed for conformance with the *Lake Elmo Design Guidelines and Standards Manual* and shall follow the review procedures specified in §154.506.A.

SECTION 4. Effective Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION 5. Adoption Date. This Ordinance 08-095 was adopted on this nineteenth day of November 2013, by a vote of _____ Ayes and _____ Nays.

LAKE ELMO CITY COUNCIL

Mike Pearson
Mayor

ATTEST:

Adam Bell
City Clerk

This Ordinance 08-095 was published on the _____ day of _____, 2013.