

CITY OF LAKE ELMO  
COUNTY OF WASHINGTON  
STATE OF MINNESOTA

ORDINANCE NO. 08- 238

AN ORDINANCE AMENDING THE LAKE ELMO CITY ZONING CODE OF  
ORDINANCES BY AMENDING THE SPECIFIC DEVELOPMENT STANDARDS AND  
THE USES IN THE RURAL DISTRICT TO ALLOW FARM SCHOOLS FOR  
PROPERTIES MEETING THE ESTABLISHED SITE CRITERIA

**SECTION 1. The City Council of the City of Lake Elmo hereby amends Title XV Land Use: Chapter 154 Zoning Code; Article IX Specific Development Standards: by amending Section 154.303 Standards for Services by adding the following underlined language and deleting the ~~strikethrough~~ language as follows:**

**§ 154.303 STANDARDS FOR SERVICES.**

- A. *Educational Services.* Except in the industrial districts, all typical activities shall be conducted within an enclosed building.
- B. *Farm Schools. Public and Private.*
  - 1. The minimum lot area required for a farm school shall be nine (9) acres.
  - 2. An affiliate of the school must live on site as a permanent resident.
  - 3. The site must have primary access to a roadway that is not classified as a neighborhood street or a "B Minor" in the Comprehensive Plan.
  - 4. All parking must be contained on site. Parking must adhere to the standards set forth in Section 154.210 of this Chapter.
  - 5. Student drop off and pick up must occur on site.
  - 6. The buildings on the site that are intended for use by the school must meet all applicable building and fire code requirements for the proposed use.
  - 7. The buildings on site that are intended for use by the school will be subject to an inspection and review by the City Building Official and the Fire Chief to ensure that they meet all applicable building and fire code requirements. The applicant must have a pre-application meeting on site with the Building Official before final submission of the conditional use permit application and any other land use applications needed.
  - 8. The school must comply with the applicable requirements of the U.S. Department of Education and the Minnesota Department of Education.
  - 9. The septic system on the site must be inspected and approved by Washington County. It must be verified with the County that the site can functionally support the allotted number of students and staff at the school.
    - a. The septic system approval/review documentation from Washington County must be provided by the applicant to the City with the permit application materials.
  - 10. Any structural additions and modifications, if desired, must be structurally similar by design and be similar in color to the existing structure. Any new structures must be structurally similar in design and be similar in color to the existing structures on the site. All structures must have a residential appearance.
  - 11. There shall be no overnight school activities on the site.
  - 12. There shall be no more than 25 students on the site at one time.
  - 13. All school assemblies and activities (such as plays, concerts, parent-teacher conferences, etc.) that are held on the site must be conducted Monday through Friday.

All school assemblies and activities desired outside of this time frame must be conducted off site.

14. A half mile (½) separation shall be required between all farm schools.

**B. C. Medical Facilities.** The facility shall have access to an arterial or collector street of sufficient capacity to accommodate the traffic that the use will generate. A minimum of two (2) access points shall be provided.

1. Any new hospital or expansion of an existing hospital shall submit a master plan that shall describe proposed physical development for at least a ten (10) year period, and shall include a description of proposed development phases and plans, estimated dates of construction and anticipated interim uses of property.
2. Landing pads for helicopters involved in emergency rescue operations, and helicopter flight paths shall meet all applicable federal and state requirements.

**C. D. Nursing and Personal Care**

1. To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the existing building and surrounding neighborhood.
2. The site shall maintain a minimum of fifty (50) square feet of green space per resident, consisting of outdoor seating areas, gardens, and/or recreational facilities. In cases of unique circumstances, the City may consider public parks or plazas within three hundred (300) feet of the site to meet this requirement. It is the responsibility of the applicant to demonstrate why the green space cannot be located on-site.
3. An appropriate transition area between the use and adjacent property may be required, to include landscaping, screening, and other site improvements consistent with the character of the neighborhood.

**D. E. Self-Service Storage Facility**

1. No commercial transactions shall be permitted other than the rental or sale of storage units.
2. No more than one (1) unit shall be accessed directly from the public street.
3. Site design shall accommodate a logical and safe vehicle and pedestrian circulation pattern.

**SECTION 2. The City Council of the City of Lake Elmo hereby amends Title XV Land Use: Chapter 154 Zoning Code; Article XI Rural Districts by amending Table 9-1: Permitted, Conditional, and Interim Uses, Rural Districts by adding the following underlined language:**

**Table 9-1: Permitted, Conditional, and Interim Uses, Rural Districts**

Accessory Uses	RT	A	RR	RS	RE	
Bed and Breakfast	P	P	P	P	P	154.310 (A)
Domestic Pets	P	P	P	P	P	154.012 (B) (12)
Family Day Care	P	P	P	P	P	154.012 (B) (12)
Home Occupation	P	P	P	P	P	154.310 (E)
Kennel, Private	C	C	C	-	-	154.012 (B) (12)
Solar Energy Systems	P	P	P	P	P	154.310 (C)
Stable, Private	C	C	C	-	-	154.012 (B) (12)
Swimming Pools, Hot Tubs, Etc.	P	P	P	P	P	154.012 (B) (12)
Temporary Sales	P	P	P	P	P	154.012 (B) (12)
Water-Oriented Accessory Structures	P	P	P	P	P	154.800
Wind Generator – Ground Mounted	C	C	C	C	C	154.308 (B)

**Table 9-1: Permitted, Conditional, and Interim Uses, Rural Districts**

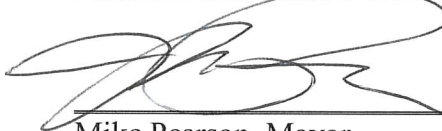
Wind Generator – Roof/Structure Mounted	C	C	C	C	C	154.308 (B)
Other Structures Typically Incidental and Clearly Subordinate to Permitted Uses	P	P	P	P	P	
Commercial Wedding Ceremony Venue	I	I	I			154.310 (D)
<u>Farm Schools, Public and Private</u>	<u>I</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>154.303 (B)</u>

No changes are being made with respect to the following categories in Table 9-1: Residential Use, Services, Outdoor Recreation, Agricultural and Related Uses, Industrial and Extractive Uses, Alternative Energy, or Open Space Preservation Development.

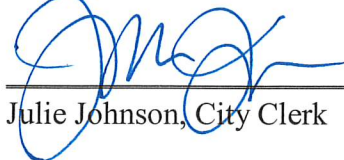
**SECTION 3. Effective Date.** This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

**SECTION 4. Adoption Date.** This Ordinance 08-28 was adopted on this 7<sup>th</sup> day of July 2020, by a vote of \_\_\_ Ayes and \_\_\_ Nays.

**LAKE ELMO CITY COUNCIL**

  
Mike Pearson, Mayor

ATTEST:

  
Julie Johnson, City Clerk

This Ordinance 08-\_\_\_ was published on the \_\_\_ day of \_\_\_\_\_, 2020.