

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

ORDINANCE NO. 2022-02

**AN ORDINANCE AMENDING THE LAKE ELMO CITY CODE OF ORDINANCES BY
REDUCING THE MINIMUM LOT SIZE STANDARDS FOR CERTAIN SINGLE-
FAMILY ATTACHED AND MULTI-FAMILY HOUSING TO COMPLY WITH THE
COMPREHENSIVE PLAN**

SECTION 1. The City Council of the City of Lake Elmo hereby ordains that Title 105 Zoning; Chapter 105.12: Zoning Code, Sections 700 and 720 are hereby amended by changing the following sections (Proposed language is underlined, deleted language is shown with strikethrough):

105.12.700 Purpose and District Descriptions

MDR Urban Medium Density Residential District. The MDR district is established to provide for a diversity of housing types in those areas where such development is consistent with the medium density residential designation of the comprehensive plan and compatible with the development pattern of the surrounding area. Clustering of buildings to permit more orderly development and to preserve open space within new developments is encouraged. Development within the district shall occur at densities in the range of four to ~~seven~~ eight dwelling units per acre, with two-family dwellings and townhouses permitted. The city will determine the allowed density for a piece of property at the time of the development application, and this determination will be based upon the site-specific characteristics of the property and the requested development. Factors to be considered in increasing or decreasing the allowed density include the existing environmental conditions such as wetlands, floodplains, steep slopes, significant trees; the specific site plan; the amount of open space preserved, and the type of housing units proposed, including whether greater density is desirable because the development contains housing that is consistent with the city's housing goals. The burden of establishing the appropriateness of the high end of the density range will be on the applicant.

105.12.720 Lot Dimensions and Building Bulk Requirements

Lot area and setback requirements shall be as specified in Table 10-2, Lot Dimension and Setback Requirements.

Table 10-2: Lot Dimension and Setback Requirements, Residential Districts

| | <i>GCC</i> | <i>LDR</i> | <i>MDR</i> | <i>HDR</i> |
|--|--------------------------------|-----------------------|------------------------------------|------------------------------------|
| | Minimum Lot Area (square feet) | | | |
| Single-family detached dwelling | 9,000 | 8,000 | 7,000 | 5,000 |
| Two-family dwelling (per unit) ^a | - | 5,000 | 4,000 | 3,000 |
| Single-family attached (per unit) ^b | - | - | 4,000 <u>1,750</u> | 2,500 <u>1,750</u> |
| Multifamily dwelling (per unit) | - | - | 4,000 <u>3,000</u> | 1,800 |
| Secondary dwelling | See LEC 105.12.740(c) | See LEC 105.12.740(c) | See LEC 105.12.740(c) | See LEC 105.12.740(c) |
| Live-work unit | - | - | - | 3,600 |
| Congregate housing | - | - | See LEC 105.12.500(c) | See LEC 105.12.500(c) |
| Manufactured home park | - | - | See LEC 105.12.170--LEC 105.12.340 | See LEC 105.12.170--LEC 105.12.340 |
| | Minimum Lot Width (feet) | | | |
| Single-family detached dwelling | 70 | 60 | 50 | 50 |
| Two-family dwelling (per unit) ^a | - | 35 | 30 | 20 |
| Single-family attached (per unit) ^b | - | - | 25 | 20 |
| Multifamily dwelling (per building) | - | - | 75 | 60 |

| | | | | |
|---|-----|-----------------|-----------------|-----------------|
| Live-work unit | - | - | - | 25 |
| Maximum Height (feet) | 35 | 35 | 35 | 50 |
| Maximum Impervious Coverage | 30% | 40 percent | 50 percent | 75 percent |
| Minimum Building Setbacks (feet) | | | | |
| Front yard | 25 | 25 ^c | 25 ^c | 20 ^c |
| Interior side yard ^e | | | | |
| Principal Buildings ^{f, g} | 10 | 10 | 10 | 10 ^d |
| Minimum Building Setbacks (feet) | | | | |
| Interior side yard | | | | |
| Attached garage or accessory structures ^{f, g} | 5 | 5 | 5 | 10 ^d |
| Corner side yard ^{g, h} | 15 | 15 | 15 | 15 |
| Rear yard | 20 | 20 | 20 | 20 |
| Notes to Urban Residential Districts Table: | | | | |
| a. Common open space areas may be used in the determining whether or not the minimum lot areas within a development are met, when provided as part of an overall development plan. | | | | |
| b. Two-family units may be side-by-side with a party wall between them (twin) or located on separate floors in a building on a single lot (duplex). The per-unit measurements in this table apply to twin units, whether on a single lot or separate lots. The standards for single-family detached dwelling shall apply to a duplex containing two vertically-separated units on a single lot. | | | | |
| c. In the case of single-family attached dwellings that are not situated on individual lots, minimum lot size shall be applied to each unit as a measure of density; i.e., one unit per 2,500 square feet. This standard is also used for multifamily dwellings. | | | | |
| d. Single-family dwellings (both attached and detached) and two-family dwellings may use the side yard setbacks within MDR zoning districts. | | | | |

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| | e. In a block where the majority of the block face has been developed with the same or similar setbacks, the front setback for the remaining lots on that block face shall fall within the range established by the existing setbacks. |
| | f. In situations where a garage or accessory building is set back less than seven feet from a side property line, the maximum permitted encroachment for anything attached to said building (including eaves, overhangs, steps, chimneys, and other appurtenances as described in LEC 105.12.200) will be two feet. |
| | g. Side yards setbacks shall apply to the ends of attached or two-family dwellings. |
| | h. Corner properties: The side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street, or the required front yard setback, whichever is less. If no structure exists on the adjacent property, the setback shall be as shown in the table. |

SECTION 2. Effective Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION 3. Adoption Date. This Ordinance 2022-02 was adopted on this 5th day of April, 2022, by a vote of 5 Ayes and 0 Nays.

LAKE ELMO CITY COUNCIL



 Charles Cadenhead, Mayor

ATTEST:



 Julie Johnson, City Clerk