

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

ORDINANCE NO. 2023-20

**AN ORDINANCE AMENDING THE LAKE ELMO CITY CODE BY
AMENDING THE SOLAR FARM PERFORMANCE STANDARDS**

SECTION 1. The City Council of the City of Lake Elmo hereby amends Title 105 Zoning; Chapter 105.12: Zoning Code, Section 620 Table 9-1 is hereby amended by changing the following section (Proposed language is underlined, deleted language is shown with ~~strikethrough~~):

105.12.620 Permitted, Conditional, and Interim Uses

Table 9-1 lists all permitted, conditional, and interim uses allowed in the rural districts. "P" indicates a permitted use, "C" a conditional use, and "I" an interim use. Uses not so indicated shall be considered prohibited. Cross-references listed in the table under "Standard" indicate the location within this section of specific development standards that apply to the listed use.

Combinations of uses. Principal and accessory uses may be combined on a single parcel.

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

	<i>RT</i>	<i>A</i>	<i>RR</i>	<i>RS</i>	<i>RE</i>	<i>Standard</i>
Solar farm	I	C	C	-	-	LEC 105.12. 1440 <u>1470</u>

SECTION 2. Title 105 Zoning; Chapter 105.12: Zoning Code, Section 1470 Solar Farms is hereby amended by changing the following section (Proposed language is underlined, deleted language is shown with ~~strikethrough~~):

105.12.1470 Solar Farms

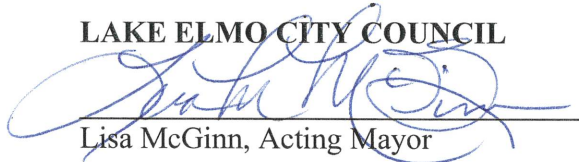
1. *Conditional or interim use permit.* A conditional or interim use permit subject to the zoning district in which the proposed solar farm is to be located.
2. *Minimum lot size, ~~Setbacks, and screening requirements.~~* Solar farms are limited to properties at least ten acres in size. ~~Solar farms must maintain a setback of at least 50 feet from adjacent properties and be screened and fenced as determined by the city from adjacent residential properties.~~
3. *Setbacks.* Solar equipment shall be at least 150 feet away from all property lines and public road rights-of-way measured from the exterior edges of the solar equipment.
4. *Screening Requirements.* The following screening requirements apply in addition to landscaping requirements outlined in 105.12.480 to mitigate potential negative impacts of solar farms from adjacent land uses:
 - a. A permeant vegetative screening buffer shall be designed to have a horizontal depth of at least twenty (20) feet and a minimum height of six (6) feet.

- b. Screening requirements of the solar farm from any adjacent public road right-of-way shall be met at the time of planting.
 - c. Screening requirements of the solar farm from adjacent residential dwellings and public waterbodies as viewed from 6' above the Ordinary High Water Level shall be met within six(6) growing seasons
 - d. If screening requirements are not met, and landscaping is not established, within six (6) growing seasons, screening must be implemented through the planting of mature vegetation.
5. *Stormwater and NPDES.* Solar farms are subject to the cities and watershed district's stormwater management and erosion and sediment control provisions and NPDES permit requirements.
6. *Foundations.* A qualified engineer shall certify that the foundation and design of the solar panels, racking and support is within accepted professional standards, given local soil and climate conditions.

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

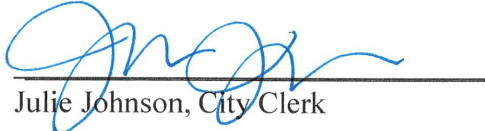
SECTION 4. Adoption Date. This Ordinance 2023-20 was adopted on this 8th day of Nov, 2023, by a vote of 3 Ayes and 1 Nays.

LAKE ELMO CITY COUNCIL



Lisa McGinn, Acting Mayor

ATTEST:



Julie Johnson, City Clerk

This Ordinance 2023-20 was published on the 17th day of November, 2023.