

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

ORDINANCE NO. 2024-12

**AN ORDINANCE AMENDING THE LAKE ELMO CITY CODE FOR
ZONING AND LAND USE SECTIONS**

SECTION 1. The City Council of the City of Lake Elmo hereby amends Title 105 Zoning; Chapter 105.12: Off-Street Parking, Section 410, Table 5-2: Specific Minimum Off-Street Parking Requirements by changing the following section (Proposed language is underlined; deleted language is shown with ~~strikethrough~~):

<i>Use</i>	<i>Minimum Parking Requirement</i>	<i>Notes</i>
Residential Uses		
Household Living		
Single-family detached dwelling	2 spaces per dwelling unit	
Two-family dwelling	1 space per 1-bedroom unit two spaces per 2-bedroom or larger unit. Single-family attached dwellings shall provide an additional ten percent of parking spaces for visitor parking. Multifamily dwellings shall also provide one visitor space per four units	No fee shall be charged for required spaces
Single-family attached dwelling		
Multifamily dwelling		
Senior (elderly) housing	1 space per dwelling unit	If senior housing may be converted to general housing in the future, proof of additional parking shall be required
Secondary dwelling	1 space per secondary dwelling unit	
Live-work unit	2 spaces per dwelling unit	At least one of the required spaces shall be accessible for client parking

Mobile home park	2 spaces per dwelling unit	
Group Living		
Group home, group residential facility, halfway house, congregate housing	1 space per employee on the largest shift plus one visitor space for every four residents based on capacity	
Semi-transient accommodations	1 space per bedroom, plus one space for each full-time staff equivalent	Parking study required
Public and Civic Uses		
Cemetery	As determined by the planning director	
College or university, other adult learning center	To be determined by the planning director based on parking study	Parking study required
Community services	Parking equal to 30 percent of the capacity of persons or as determined by the planning director based on parking study	
Day care center (see under accessory uses for family day care)	1 space per employee on largest shift plus one space per seven students based on capacity; or one space per ten students if an off-street drop-off and pick-up space is provided	
School, public or private	1 space per staff member plus one space per five students of legal driving age based on design capacity	Existing schools not meeting this standard may be required to develop a parking management plan, but shall not be required to add the minimum number of spaces
Public assembly	1 space per each four seats based on design capacity	
Religious institution, place of worship	1 space per each six seats or ten feet of pews in the main assembly hall	Existing institutions not meeting this standard may be required to develop a parking management

		plan, but shall not be required to add the minimum number of spaces
Services		
Business center	Total of parking requirements for individual uses, excepting any that meet the shared parking requirements in LEC 105.12.410(g)	
Commercial kennel, commercial stable	1 space per employee on the largest shift plus one space per six animals	
Communication services	1 space per 400 square feet of gross floor area, plus one space per company vehicle stored on the site	
Educational services	1 space per staff member plus one space per five students of legal driving age based on design capacity	
Financial institution	1 space per 400 <u>200</u> square feet of usable <u>gross</u> floor area	
Funeral home	1 space per 100 square feet of floor area in the main assembly room plus one space per staff member	
Transient accommodations, lodging	1 space per guest room, plus additional space for meeting or restaurant facilities	Meeting and restaurant facilities may require additional parking, based on square footage of each use as defined in this table
Medical facilities	5 spaces per medical professional, or one space per 200 square feet of gross floor area	
Membership organization (clubs, lodges, etc.)	1 space per 300 square feet of gross floor area	
Nursing and personal care	1 space for each four beds, plus one space per employee on the largest work shift	
Offices	3 spaces per 1,000 square feet of gross floor area	

Personal services	1 space per 300 square feet of gross floor area	
Repair and maintenance shop	1 space per 400 square feet of gross floor area	
Self-service storage facility	1 space per 300 square feet of office or sales area	The apron in front of the storage units shall be wide enough for two cars to pass
Trade shop	1 space per 300 square feet of office or sales area, plus one space per 3,000 square feet of storage area	
Transportation services	1 space per 300 square feet of office or sales area, plus one space per vehicle kept on premises	
Veterinary service	3 spaces per veterinarian, or one space per 200 square feet of gross floor area	
Food Services		
Drinking and entertainment	1 space per three customer seats or each 100 square feet of interior space (the greater), plus one space per 200 square feet exterior seating area.	
Drive-in restaurant, fast food restaurant, standard restaurant	1 space per three customer seats or each 100 square feet of interior space (the greater), plus one space per 200 square feet exterior seating area. Drive-throughs shall provide queuing space for at least three vehicles in advance of the menu board and three vehicles between the menu board and pick-up window	
Sales of Merchandise		
Garden center, building supplies sales	1 space per 250 square feet of gross floor area plus one space per 2,000 square feet of outside sales or display area	
Furniture and appliance sales	1 space per 800 square feet of gross floor area	
General retail	1 space per 250 square feet of gross floor area	Includes any retail uses not specifically listed in this table
Shopping center	1 space per 250 square feet of gross floor area	Shared parking provisions (LEC 105.12.410(g)) are

		encouraged to be used where applicable
Wayside stand	1 space per 400 square feet sales area	Spaces need not be paved, but shall be adequately separated and screened from the street and adjacent properties, as determined by the planning director
Wholesaling	1 space per 250 square feet of indoor sales area plus one space per 2,000 square feet of storage area	
Automobile/Vehicular Uses		
Automobile maintenance services, commercial vehicle repair, gas station	1 space per 250 square feet of gross floor area used for sales or customer service plus two spaces per service bay	Service bay shall not be counted as a parking space
Automobile parts/supply	1 space per 250 square feet of indoor sales area plus one space per 2,000 square feet of storage area	
Automobile rental	1 space per 250 square feet of gross floor area plus adequate storage space for rental vehicles maintained on site	
Car wash	1.5 spaces per bay, plus four stacking spaces per bay, plus one space per employee on the largest shift	
Vehicle sales and storage lots	1 space per 250 square feet of indoor sales area plus one space per 2,000 square feet of outside sales or display area and one space per 2,000 square feet of storage area	
Outdoor Recreation Uses		
Campgrounds and trailering	1 space per site, plus spaces required for other uses	
Golf course	5 spaces per hole plus additional space for meeting or restaurant facilities	

Marina	As determined by the planning director	Parking study may be required for large or multiple-use facilities
Outdoor entertainment	As determined by the planning director	
Outdoor recreation facility	1 space per three persons based on maximum occupancy load, plus one space per employee on the largest shift or as determined by parking study	Parking study may be required for large or multiple-use facilities
Parks and open areas	No requirement	
Restricted recreation	As determined by the planning director	Parking study may be required
Swimming pool	1 space per 150 square feet of pool area	
Indoor Recreation/Entertainment		
Adult establishment	1 space per 250 square feet of gross floor area	
Indoor athletic facility	1 space per 250 square feet floor area plus two spaces per tennis or racquet games court and one space per 150 square feet of pool area	
Indoor recreation	Bowling alleys: five spaces per lane. Other facilities: one space per three persons based on maximum capacity	
Agricultural and Related Uses		
Agricultural production and services	No requirement	
Agricultural support	1 space per 300 square feet of indoor sales or office area plus one space per 1,000 square feet of outside sales or display area and one space per 2,000 square feet of storage area	
Forestry operations	As determined by the planning director	
Production, Processing and Storage		

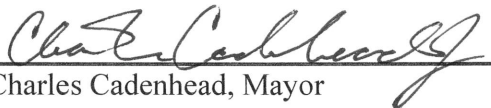
Non-production industrial, light industrial, heavy industrial	1 space per 1,000 square feet gross floor area up to 20,000 square feet plus one space per 2,000 square feet in excess of 20,000 square feet, or per five regular employees, whichever is greater	Additional parking may also be required for office or retail space, as specified in this table. Includes other industrial uses largely carried on in enclosed buildings and not individually listed
Motor freight and warehousing	1 space per 300 square feet of office or sales area, plus one space per 3,000 square feet of storage area	
Landfill, resource extraction, salvage/recyclable center	2 spaces per three employees on the largest shift, based on maximum planned employment	Includes other industrial uses largely carried on outdoors
Utilities, Transportation and Communications		
Air transportation	As determined by the planning director	
Broadcasting or communication tower	No requirement	
Essential services	As determined by the planning director	
Local transit, railroad transportation	2 spaces per three employees on the largest shift, based on maximum planned employment	
Accessory uses		
Animals, domestic	No requirement	
Home occupation	No requirement unless specified in conditional use permit	
Bed and breakfast	1 space per guest room in addition to dwelling unit requirements	
Family day care, group family day care	1 space per employee not residing on the premises plus one drop-off space	

Kennel, private; stable, private	No requirement	
Interim Uses		
Interim use	As determined by the planning director	

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 2024-12 was adopted on this 21st day of May 2024, by a vote of 5 Ayes and 0 Nays.

LAKE ELMO CITY COUNCIL


 Charles Cadenhead, Mayor

ATTEST:


 Julie Johnson, City Clerk

This Ordinance 2024-12 was published on the 24th day of May, 2024.