

1979 Lake Elmo Municipal Code

301.070 D. 13

Residential Estates

A. Permitted Uses and Structures

- (1) One single family detached dwelling per lot within planned subdivisions of at least 20 acres, nominal.

B. Accessory Uses and Structures

- (1) Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures, see Section 301.130 C. ACCESSORY USES AND STRUCTURES.
  - (a) No more than two detached accessory structures with a combined total not to exceed 1200 square feet.
  - (b) Accessory structure shall be architecturally compatible with principal structure.
  - (c) Accessory Structures for the sole use by occupants of the principal structure.
  - (d) Home Occupations as set forth in Section 301.040 (65) of this code.

C. Minimum District Requirements

- (1) Lot Size 2 1/2 minimum (108,750 sq.ft.) to 10 acres (435,600 sq.ft.).
- (2) Subdivision Density 3.33 acre average. No out-lots to remain within subdivision.
- (3) Configuration: Lots must be configured to contain a circle with a diameter of 250 feet minimum. The ratio of lot length to width shall be a maximum of 3:1. Flag lots are prohibited.
- (4) Area of Building Site: A minimum of one and a quarter (1.25) acre of land above the flood plain and free of any drainage easements.

Adopted Ordinance 80-39

(5) Principal Building Setbacks from Property Lines:

- |                               |                  |
|-------------------------------|------------------|
| (a) Front                     | 100 feet minimum |
| (b) Side (interior)           | 50 feet minimum  |
| (c) Side (corner)             | 80 feet minimum  |
| (d) Rear                      | 100 feet minimum |
| (e) Collector/Arterial Street | 150 feet minimum |

(6) Frontage on Public Roadway

150 feet minimum except 70 feet  
at the end of cul-de-sacs.

- (7) Parking 2 enclosed spaces minimum (200 s.f.  
minimum per space). 2 exterior  
spaces with minimum setback of 50  
feet from any property line.

- (8) Hardsurface coverage 15% maximum.

(9) Septic Drainfield Regulation

- (a) All newly subdivided lots shall have a minimum of  
20,000 square feet of land to be dedicated for septic  
system use and suitable for that use. This land may  
comprise up to two separate areas each of which is  
contiguous to the 1.25 acre building site or contained  
within it and each of which contains at least 10,000  
contiguous square feet.
- (b) Placement of the second required drainfield between  
the trenches of the first drainfield is prohibited.