

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

ORDINANCE NO. 08-040

**AN ORDINANCE TO ADD PARK AND RIDE AS A CONDITIONALLY
PERMITTED USE IN THE HD-RR-LB DISTRICT**

SECTION 1. The City Council of the City of Lake Elmo hereby amends Title XV: Land Usage; Chapter 154: Zoning Code, by amending the following language:

**§ 154.038 HD-RR-LB — RURAL RESIDENTIAL LIMITED BUSINESS
HOLDING DISTRICT.**

(A) *Purpose.* The Rural Residential Limited Business Holding District (HD-RR-LB) is intended to regulate land use within rural residential areas planned and staged for limited business development. The future zoning classification for areas zoned HD-RR-LB and the timing for any zoning map amendments to rezone said holding district will be determined by the City Council upon the extension of public sanitary sewer and water services to these areas. Areas zoned HD-RR-LB will be rezoned before any new connections from individual sites will be allowed to public sanitary and water services. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Limited Business use.

(B) *General regulation.* All regulations governing the Rural Residential (RR) Zoning District shall also apply to properties zoned Rural Residential Limited Business Holding District (HD-RR-LB) except as outlined in this section.

(C) *Permitted uses.* Permitted uses and the general requirements of such in the HD-RR-LB Zoning District shall be the same as in the Rural Residential (RR) Zoning District.

(D) *Uses permitted by conditional use permit.* The following uses may be permitted by a conditional use permit in the HD-RR-LB zoning district:

(1) A park and ride, subject to the following requirements:

_____ (a) The park and ride use shall comply with the City's parking (Sec. 154.095), lighting (Sec. 150.035 – 150.038), screening (Sec. 151.020), off-street loading and unloading areas (Sec. 154.096) and traffic control (154.097) requirements.

_____ (b) The park and ride building or structure shall meet the City's Limited Business District performance standards where appropriate.

(c) A 35 foot maximum height for all structure or buildings.

(D) (E) *Uses permitted by interim use permit.* The following uses may be permitted by an interim use permit in the HD-RR-LB zoning district:

(1) Those uses identified as permitted by Conditional Use Permit in the Rural Residential (RR) zoning district except that Open Space Development Projects shall be prohibited.

(E) (F) *Accessory uses and structures.* Regulations governing accessory uses and structures in the HD-RR-LB Zoning District shall be the same as in the Rural Residential (RR) Zoning District.

(F) (G) *Minimum district requirements.* The minimum district requirements in the Rural Residential Limited Business Holding District (HD-RR-LB) shall be the same as in the Rural Residential (RR) Zoning District except for minimum lot size which shall be a minimum of a nominal 20 acres (a 20-acre parcel not reduced by more than 10% and/or a 20-acre parcel located on a corner or abutting a street on 2 sides not reduced by more than 15% due to road right-of-way and survey variations). Lots that were in existence prior to 7-1-07 which are conforming to the minimum lot size standard of the Rural Residential (RR) Zoning District shall be viewed as conforming to minimum lot size.

SECTION 2. The City Council of the City of Lake Elmo hereby amends Title I: General Provisions; Chapter 11: General Code Provisions, by adding the following language:

§ 11.01 DEFINITIONS.

PARK AND RIDE. Parking lots or structures located along public transit routes designed to encourage transfer from private automobile to mass transit or to encourage carpooling for purposes of commuting, or for access to recreation areas.

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 No. 08-040 was adopted on this 19th day of April, 2011, by a vote of 4 Ayes and 1 Nays. (Council Member Emmons).



Mayor Dean Johnston

ATTEST:



Bruce Messelt
City Administrator

This Ordinance No 08-040 was published on the 4th day of May, 2011.