

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

ORDINANCE NO. 97-192^B

**AN ORDINANCE CREATING HOLDING ZONES AND ADOPTING USE
REGULATIONS FOR HOLDING ZONES ALONG THE I-94 CORRODOR AND
WITHIN THE VILLAGE AREA**

The City Council of the City of Lake Elmo hereby ordains that Sections 300.07, subd. 1 and its subdivisions and 300.07 subdivision 4 and its subdivisions are hereby amended to read as follows:

SECTION 300.07 – ZONING DISTRICTS

Subd. 1. Classifications.

For the purpose of this section, all land in the City is divided into zoning districts. The zoning districts shall be identified by the following classifications:

A.	Ag or A	Agricultural
B.	HD-A-BP	Agricultural Business Park Holding District
C.	HD-A-SRD	Agricultural Sewered Residential Holding District
D.	R-R	Rural Residential
E.	HD-RR-BP	Rural Residential Business Park Holding District
F.	HD-RR-LB	Rural Residential Limited Business Holding District
G.	HD-RR-RAD	Rural Residential Ag Density Holding District
H.	HD-RR-SRD	Rural Residential Sewered Residential Holding District
I.	R-1	One Family Residential
J.	HD-R1-RAD	One Family Ag Density Holding District
K.	HD-R1-SRD	One Family Sewered Residential Holding District
L.	R-2	One and Two Family Residential
M.	R-3	Mobile Home Park
N.	HD-R3-URD	Mobile Home Park Business Park Holding District
O.	R-4	Multi-Family Residential
P.	RE	Residential Estates
Q.	HD-RE-LB	Residential Estates Limited Business Holding District
R.	HD-RE-SRD	Residential Estates Sewered Residential Holding District

S.	GB	General Business
T.	HD-GB-BP	General Business Park Holding District
U.	HD-GB-C	General Business Commercial Holding District
V.	HD-GB-SRD	General Business Sewered Residential Holding District
W.	HB	Highway Business
X.	CB	Convenience Business
Y.	LB	Limited Business
Z.	BP	Business Park
AA.	VR-A	Village Residential Agriculture Holding District
BB.	VR-GB	Village Residential General Business Holding District
CC.	VR-R1	Village Residential One Family Holding District
DD.	VR-RR	Village Rural Residential Holding District
EE.	PF	Public and Quasi-Public Open Space
FF.	P	Public Parks and Open Space
GG.	OP	Open Space Preservation District
HH.	OZD	Overlay Zoning Use Districts

Subd. 4. Districts.

A. **A – Agricultural.** Current Section 300.07 subdivision 4(A) and its subdivisions are restated and incorporated herein.

B. HD-A-BP – Agricultural Business Park Holding District

1. Purpose

The Agricultural Business Park Holding District (HD-A-BP) is intended to regulate land use within agricultural areas planned and staged for business park development with access to regional sewer service. Areas zoned HD-A-BP will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Business Park use.

2. General Regulation

All regulations governing the Agricultural (A) zoning district shall also apply to properties zoned Agricultural Business Park Holding District (HD-A-BP) except as outlined in this section.

3. Permitted Uses

The permitted uses in the HD-A-BP zoning district shall be the same as in the Agricultural (A) zoning district except that non-farm dwellings shall be prohibited.

4. Uses Permitted by Conditional Use Permit

The uses permitted by conditional use permit in the HD-A-BP zoning district shall be the same as in the Agricultural (A) zoning district except that Open Space Development Projects shall be prohibited.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the HD-A-BP zoning district shall be the same as in the Agricultural (A) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Agricultural Business Park Holding District (HD-A-BP) shall be the same as in the Agricultural (A) zoning district.

7. Cluster Development

Cluster development in the HD-A-BP zoning district is prohibited.

8. Non-Agricultural Low Impact Use Standards

Regulations governing non-agricultural low impact use standards in the HD-A-BP zoning district shall be the same as the Agricultural (A) zoning district.

C. HD-A-SRD – Agricultural Sewered Residential Holding District

1. Purpose

The Agricultural Sewered Residential Holding District (HD-A-SRD) is intended to regulate land use within agricultural areas planned and staged for residential development with access to regional sewer service. Areas zoned HD-A-SRD will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Sewered Residential use.

2. General Regulation

All regulations governing the Agricultural (A) zoning district shall also apply to properties zoned Agricultural Sewered Residential Holding District (HD-A-SRD) except as outlined in this section.

3. Permitted Uses

The permitted uses in the HD-A-SRD zoning district shall be the same as in the Agricultural (A) zoning district except that non-farm dwellings shall be prohibited.

4. Uses Permitted by Conditional Use Permit

The uses permitted by conditional use permit in the HD-A-SRD zoning district shall be the same as in the Agricultural (A) zoning district except that Open Space Development Projects shall be prohibited.

5. Accessory Uses

The accessory uses in the HD-A-SRD zoning district shall be the same as in the Agricultural (A) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Agricultural Sewered Residential Holding District (HD-A-SRD) shall be the same as in the Agricultural (A) zoning district.

7. Cluster Development

Cluster development in the HD-A-SRD zoning district is prohibited.

8. Non-Agricultural Low Impact Use Standards

Regulations governing non-agricultural low impact use standards shall be the same as the Agricultural (A) zoning district.

D. RR -- Rural Residential. Current Section 300.07 Subdivision 4(B) and its subdivisions is restated and incorporated herein as Section 300.07 Subdivision 4(D)

E. HD-RR-BP – Rural Residential Business Park Holding District

1. Purpose

The Rural Residential Business Park Holding District (HD-RR-BP) is intended to regulate land use within rural residential areas planned and staged for business park development. Areas zoned HD-RR-BP will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the

Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Business Park use.

2. General Regulation

All regulations governing the Rural Residential (RR) zoning district shall also apply to properties zoned Rural Residential Business Park Holding District (HD-RR-BP) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-RR-BP zoning district shall be the same as in the Rural Residential (RR) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-RR-BP zoning district shall be the same as in the Rural Residential (RR) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the HD-RR-BP zoning district shall be the same as in the Rural Residential (RR) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Rural Residential Business Park Holding District (HD-RR-BP) 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 twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (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.

7. Special Requirements

All building permits in the Rural Residential Business Park Holding District (HD-RR-BP) shall, prior to the issuance of such a building permit, provide a sketch subdivision plan which illustrates roadway and setback locations should the property be resubdivided in the future.

8. Cluster Development

Cluster development in the HD-RR-BP zoning district is prohibited.

F. HD-RR-LB – Rural Residential Limited Business Holding District

1. 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. Areas zoned HD-RR-LB will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Limited Business use.

2. 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.

3. 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.

4. Uses Permitted by Conditional Use Permit

Conditionally 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.

5. 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.

6. 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 twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (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.

7. Special Requirements

All building permits in the Rural Residential Limited Business Holding District (HD-RR-LB) shall, prior to the issuance of such a building permit, provide a sketch subdivision plan which illustrates roadway and setback locations should the property be resubdivided in the future.

8. Cluster Development

Cluster development in the HD-RR-LB zoning district is prohibited.

G. HD-RR-RAD – Rural Residential Ag Density Holding District

1. Purpose

The Rural Residential Ag Density Holding District (HD-RR-RAD) is intended to regulate land use within rural residential areas planned and staged for Rural Agricultural Density development. Areas zoned HD-RR-RAD will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Rural Agricultural use.

2. General Regulation

All regulations governing the Rural Residential (RR) zoning district shall also apply to properties zoned Rural Residential Ag Density Holding District (HD-RR-RAD) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-RR-RAD zoning district shall be the same as in the Rural Residential (RR) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-RR-RAD zoning district shall be the same as in the Rural Residential (RR) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the HD-RR-RAD zoning district shall be the same as in the Rural Residential (RR) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Rural Residential Ag Density Holding District (HD-RR-RAD) 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 twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (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.

7. Special Requirements

All building permits in the Rural Residential Ag Density Holding District (HD-RR-RAD) shall, prior to the issuance of such a building permit, provide a sketch subdivision plan which illustrates roadway and setback locations should the property be resubdivided in the future.

8. Cluster Development

Cluster development in the HD-RR-RAD zoning district is prohibited.

H. HD-RR-SRD – Rural Residential Sewered Residential Holding District

1. Purpose

The Rural Residential Sewered Residential Holding District (HD-RR-SRD) is intended to regulate land use within rural residential areas planned and staged for sewer residential development. Areas zoned HD-RR-SRD will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Sewered Residential use.

2. General Regulation

All regulations governing the Rural Residential (RR) zoning district shall also apply to properties zoned Rural Residential Sewered Residential Holding District (HD-RR-SRD) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-RR-SRD zoning district shall be the same as in the Rural Residential (RR) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-RR-SRD zoning district shall be the same as in the Rural Residential (RR) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the HD-RR-SRD zoning district shall be the same as in the Rural Residential (RR) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Rural Residential Sewered Residential Holding District (HD-RR-SRD) 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 twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (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.

7. Special Requirements

All building permits in the Rural Residential Sewered Residential Holding District (HD-RR-SRD) shall, prior to the issuance of such a building permit, provide a sketch subdivision plan which illustrates roadway and setback locations should the property be resubdivided in the future.

8. Cluster Development

Cluster development in the HD-RR-SRD zoning district is prohibited.

I. **R-1 – One Family Residential.** Current Section 300.07 subd. 4(C) and its subdivisions is restated and incorporated herein as Section 300.07 subd.4 (I)

J. HD-R1-RAD – One Family Ag Density Holding District

1. Purpose

The One Family Ag Density Holding District (HD-R1-RAD) is intended to regulate land use within single family residential areas planned and staged for sewer residential development. Areas zoned HD-R1-RAD will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Rural Agricultural use.

2. General Regulation

All regulations governing the One Family Residential (R-1) zoning district shall also apply to properties zoned One Family Ag Density Holding District (HD-R1-RAD) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-R1-RAD zoning district shall be the same as in the One Family Residential (R-1) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-R1-RAD zoning district shall be the same as in the One Family Residential (R-1) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the HD-R1-RAD zoning district shall be the same as in the One Family Residential (R-1) zoning district.

6. Minimum District Requirements

The minimum district requirements in the One Family Ag Density Holding District (HD-R1-RAD) shall be the same as in the One Family Residential (R-1) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (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 One Family Residential (R-1) zoning district shall be viewed as conforming to minimum lot size.

K. HD-R1-SRD – One Family Sewered Residential Holding District

1. Purpose

The One Family Sewered Residential Holding District (HD-R1-SRD) is intended to regulate land use within single family residential areas planned and staged for sewer residential development. Areas zoned HD-R1-SRD will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Sewered Residential use.

2. General Regulation

All regulations governing the One Family Residential (R-1) zoning district shall also apply to properties zoned One Family Sewered Residential Holding District (HD-R1-SRD) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-R1-SRD zoning district shall be the same as in the One Family Residential (R-1) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-R1-SRD zoning district shall be the same as in the One Family Residential (R-1) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the HD-R1-SRD zoning district shall be the same as in the One Family Residential (R-1) zoning district.

6. Minimum District Requirements

The minimum district requirements in the One Family Sewered Residential Holding District (HD-R1-SRD) shall be the same as in the One Family Residential (R-1) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (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 One Family Residential (R-1) zoning district shall be viewed as conforming to minimum lot size.

L. R-2 – One and Two Family Residential. Current Section 300.07 subd. 4(D) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(L).

M. R-3 – Mobile Home Park. Current Section 300.07 subd. 4(E) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(M)

N. HD-R3-URD – Mobile Home Park Business Park Holding District

1. Purpose

The Manufactured Home Park Urban Residential Holding District (HD-R3-URD) is intended to regulate land use within manufactured home park areas planned and

staged for sewer urban residential development. Areas zoned HD-R3-URD will be rezoned upon the availability of sewer service and when consistent with the "Development Staging Plan" contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Urban Residential use.

2. General Regulation

All regulations governing the Manufactured Home Park (R-3) zoning district shall also apply to properties zoned Manufactured Home Park Urban Residential Holding District (HD-R3-URD) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-R3-URD zoning district shall be the same as in the Manufactured Home Park (R-3) zoning district. Connection to the municipal sanitary sewer system and municipal water supply shall be required.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-R3-URD zoning district shall be the same as in the Manufactured Home Park (R-3) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the HD-R3-URD zoning district shall be the same as in the Manufactured Home Park (R-3) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Manufactured Home Park Urban Residential Holding District (HD-R3-URD) shall be the same as in the Manufactured Home Park (R-3) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (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 Manufactured Home Park (R-3) zoning district shall be viewed as conforming to minimum lot size.

- O. R-4 – Multi-Family Residential.** Current Section 300.07 subd. 4(F) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(O)
- P. RE – Residential Estates.** Current Section 300.07 subd. 4(G) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(P)

Q. HD-RE-LB – Residential Estates Limited Business Holding District

1. Purpose

The Residential Estates Limited Business Holding District (HD-RE-LB) is intended to regulate land use within residential estate areas planned and staged for sewer limited business development. Areas zoned HD-RE-LB will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for sewer limited business use.

2. General Regulation

All regulations governing the Residential Estates (RE) zoning district shall also apply to properties zoned Residential Estates Limited Business Holding District (HD-RE-LB) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-RE-LB zoning district shall be the same as in the Residential Estates (RE) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-RE-LB zoning district shall be the same as in the Residential Estates (RE) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the HD-RE-LB zoning district shall be the same as in the Residential Estates (RE) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Residential Estates Limited Business Holding District (HD-RE-LB) shall be the same as in the Residential Estates (RE) zoning district except for the following:

- a) Minimum lot size shall be a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (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 Residential Estates (RE) zoning district shall be viewed as conforming to minimum lot size.

- b) Subdivision density shall be based on a twenty (20) acres average, and no outlots are to remain in the subdivision.

R. HD-RE-SRD – Residential Estates Sewered Residential Holding District

1. Purpose

The Residential Estates Sewered Residential Holding District (HD-RE-SRD) is intended to regulate land use within residential estate areas planned and staged for sewer residential development. Areas zoned HD-RE-SRD will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Sewered Residential use.

2. General Regulation

All regulations governing the Residential Estates (RE) zoning district shall also apply to properties zoned Residential Estates Sewered Residential Holding District (HD-RE-SRD) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-RE-SRD zoning district shall be the same as in the Residential Estates (RE) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-RE-SRD zoning district shall be the same as in the Residential Estates (RE) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the HD-RE-SRD zoning district shall be the same as in the Residential Estates (RE) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Residential Estates Sewered Residential Holding District (HD-RE-SRD) shall be the same as in the Residential Estates (RE) zoning district except for the following:

- a) Minimum lot size shall be a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (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 Residential Estates (RE) zoning district shall be viewed as conforming to minimum lot size.

- b) Subdivision density shall be based on a twenty (20) acres average, and no outlots are to remain in the subdivision.

S. **GB – General Business.** Current Section 300.07 subd. 4(H) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(S)

T. **HD-GB-BP – General Business Business Park Holding District**

1. **Purpose**

The General Business – Business Park Holding District (HD-GB-BP) is intended to regulate land use within general business areas planned and staged for sewer business park development. Areas zoned HD-GB-BP will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Business Park use.

2. **General Regulation**

All regulations governing the General Business (GB) zoning district shall also apply to properties zoned General Business – Business Park Holding District (HD-GB-BP) except as outlined in this section.

3. **Permitted Uses**

Permitted uses and the general requirements of such in the HD-GB-BP zoning district shall be the same as in the General Business (GB) zoning district.

4. **Uses Permitted by Conditional Use Permit**

Conditionally permitted uses and the general requirements of such in the HD-GB-BP zoning district shall be the same as in the General Business (GB) zoning district.

5. **Accessory Uses**

Accessory uses and the general requirements of such in the HD-GB-BP zoning district shall be the same as in the General Business (GB) zoning district.

6. **Minimum District Requirements**

The minimum district requirements in the General Business – Business Park Holding District (HD-GB-BP) shall be the same as in the General Business (GB) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a

twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (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 General Business (GB) zoning district shall be viewed as conforming to minimum lot size.

7. Performance Standards

Performance standards governing construction and development in the General Business – Business Park Holding District (HD-GB-BP) shall be the same as in the General Business (GB) zoning district. Further development shall conform with all standards necessary to facilitate a future hook up to the regional sewer system.

U. HD-GB-C – General Business Commercial Holding District

1. Purpose

The General Business Commercial Holding District (HD-GB-C) is intended to regulate land use within general business areas planned and staged for sewer commercial development. Areas zoned HD-GB-C will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for Commercial use.

2. General Regulation

All regulations governing the General Business (GB) zoning district shall also apply to properties zoned General Business Commercial Holding District (HD-GB-C) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-GB-C zoning district shall be the same as in the General Business (GB) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-GB-C zoning district shall be the same as the General Business (GB) zoning district.

5. Accessory Uses

Accessory uses and the general requirements of such in the HD-GB-C zoning district shall be the same as in the General Business (GB) zoning district.

6. Minimum District Requirements

The minimum district requirements in the General Business Commercial Holding District (HD-GB-C) shall be the same as in the General Business (GB) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (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 General Business (GB) zoning district shall be viewed as conforming to minimum lot size.

7. Performance Standards

Performance standards governing construction and development in the General Business Commercial Holding District (HD-GB-C) shall be the same as in the General Business (GB) zoning district. Further development shall conform with all standards necessary to facilitate a future hook up to the regional sewer system.

V. HD-GB-SRD – General Business Sewered Residential Holding District

1. Purpose

The General Business Sewered Residential Holding District (HD-GB-SRD) is intended to regulate land use within general business areas planned and staged for sewer residential development. Areas zoned HD-GB-SRD will be rezoned upon the availability of sewer service and when consistent with the “Development Staging Plan” contained in the Lake Elmo Comprehensive Plan. The future zoning district regulations will be consistent with the comprehensive plan guidance of the property for sewer residential use.

2. General Regulation

All regulations governing the General Business (GB) zoning district shall also apply to properties zoned General Business Sewered Residential Holding District (HD-GB-SRD) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the HD-GB-SRD zoning district shall be the same as in the General Business (GB) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the HD-GB-SRD zoning district shall be the same as in the General Business (GB) zoning district.

5. Accessory Uses

Accessory uses and the general requirements of such in the HD-GB-SRD zoning district shall be the same as in the General Business (GB) zoning district.

6. Minimum District Requirements

The minimum district requirements in the General Business Sewered Residential Holding District (HD-GB-SRD) shall be the same as in the General Business (GB) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (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 General Business (GB) zoning district shall be viewed as conforming to minimum lot size.

7. Performance Standards

Performance standards governing construction and development in the General Business Sewered Residential Holding District (HD-GB-SRD) shall be the same as in the General Business (GB) zoning district. Further development shall conform with all standards necessary to facilitate a future hook up to the regional sewer system.

- W. **HB – Highway Business.** Current Section 300.07 subd. 4(I) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(W)
- X. **CB – Convenience Business.** Current Section 300.07 subd. 4(J) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(X)
- Y. **LB – Limited Business.** Current Section 300.07 subd. 4(K) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(Y)
- Z. **BP – Business Park.** Current Section 300.07 subd. 4(L) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(Z)
- AA. **VR-A – Village Residential Agriculture Holding District**

1. Purpose

The Village Residential Agriculture District (VR-A) is intended to regulate land use within agricultural areas planned and staged for development in accordance with the Village Plan. Areas zoned VR-A will be rezoned in accordance with the guided land use outlined in the Village Plan at such time as regional sewer service is available to the subject property.

2. General Regulation

All regulations governing the Agricultural (A) zoning district shall also apply to properties zoned Village Residential Agriculture District (VR-A) except as outlined in this section.

3. Permitted Uses

The permitted uses in the VR-A zoning district shall be the same as in the Agricultural (A) zoning district except that non-farm dwellings shall be prohibited.

4. Uses Permitted by Conditional Use Permit

The uses permitted by conditional use permit in the VR-A zoning district shall be the same as in the Agricultural (A) zoning district except that Open Space Development Projects shall be prohibited.

5. Accessory Uses

The accessory uses in the VR-A zoning district shall be the same as in the Agricultural (A) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Village Residential Agriculture District (VR-A) shall be the same as in the Agricultural (A) zoning district.

7. Cluster Development

Cluster development in the VR-A zoning district is prohibited.

8. Non-Agricultural Low Impact Use Standards

Regulations governing non-agricultural low impact use standards in the VR-A zoning district shall be the same as the Agricultural (A) zoning district.

BB. VR-GB – Village Residential General Business Holding District

1. Purpose

The Village Residential General Business District (VR-GB) is intended to regulate land use within general business areas planned and staged for development in accordance with the Village Plan. Areas zoned VR-GB will be rezoned in accordance with the guided land use outlined in the Village Plan at such time as regional sewer service is available to the subject property.

2. General Regulation

All regulations governing the General Business (GB) zoning district shall also apply to properties zoned Village Residential General Business District (VR-GB) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the VR-GB zoning district shall be the same as in the General Business (GB) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the VR-GB zoning district shall be the same as in the General Business (GB) zoning district.

5. Accessory Uses

Accessory uses and the general requirements of such in the VR-GB zoning district shall be the same as in the General Business (GB) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Village Residential General Business District (VR-GB) shall be the same as in the General Business (GB) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (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 General Business (GB) zoning district shall be viewed as conforming to minimum lot size.

7. Performance Standards

Performance standards governing construction and development in the Village Residential General Business District (VR-GB) shall be the same as in the General Business (GB) zoning district. Further development shall conform with all standards necessary to facilitate a future hook up to the regional sewer system.

CC. VR-R1 – Village Residential One Family Holding District

1. Purpose

The Village Residential One Family District (VR-R1) is intended to regulate land use within single family residential areas planned and staged for development in accordance with the Village Plan. Areas zoned VR-R1 will be rezoned in accordance with the guided land use outlined in the Village Plan at such time as regional sewer service is available to the subject property.

2. General Regulation

All regulations governing the One Family Residential (R-1) zoning district shall also apply to properties zoned Village Residential One Family District (VR-R1) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the VR-R1 zoning district shall be the same as in the One Family Residential (R-1) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the VR-R1 zoning district shall be the same as in the One Family Residential (R-1) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the VR-R1 zoning district shall be the same as in the One Family Residential (R-1) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Village Residential One Family District (VR-R1) shall be the same as in the One Family Residential (R-1) zoning district except for minimum lot size which shall be a minimum of a nominal twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (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 One Family Residential (R-1) zoning district shall be viewed as conforming to minimum lot size.

DD. VR-RR – Village Rural Residential Holding District

1. Purpose

The Village Rural Residential District (VR-RR) is intended to regulate land use within rural residential areas planned and staged for development in accordance with the Village Plan. Areas zoned VR-RR will be rezoned in accordance with the guided land use outlined in the Village Plan at such time as regional sewer service is available to the subject property.

2. General Regulation

All regulations governing the Rural Residential (RR) zoning district shall also apply to properties zoned Village Rural Residential District (VR-RR) except as outlined in this section.

3. Permitted Uses

Permitted uses and the general requirements of such in the VR-RR zoning district shall be the same as in the Rural Residential (RR) zoning district.

4. Uses Permitted by Conditional Use Permit

Conditionally permitted uses and the general requirements of such in the VR-RR zoning district shall be the same as in the Rural Residential (RR) zoning district.

5. Accessory Uses and Structures

Regulations governing accessory uses and structures in the VR-RR zoning district shall be the same as in the Rural Residential (RR) zoning district.

6. Minimum District Requirements

The minimum district requirements in the Village Rural Residential District (VR-RR) 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 twenty (20) acres [a twenty acre parcel not reduced by more than ten percent (10%) and/or a twenty acre parcel located on a corner or abutting a street on two sides not reduced by more than fifteen percent (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.

7. Special Requirements

All building permits in the Village Rural Residential District (VR-RR) shall, prior to the issuance of such a building permit, provide a sketch subdivision plan which illustrates roadway and setback locations should the property be resubdivided in the future.

8. Cluster Development

Cluster development in the VR-RR zoning district is prohibited.

EE. PF – Public and Quasi-Public Open Space. Current Section 300.07 subd. 4(M) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(EE)

FF. P – Public Parks and Open Space. Current Section 300.07 subd. 4(N) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(FF)

GG. OP – Open Space Preservation District. Current Section 300.07 subd. 4(O) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(GG)

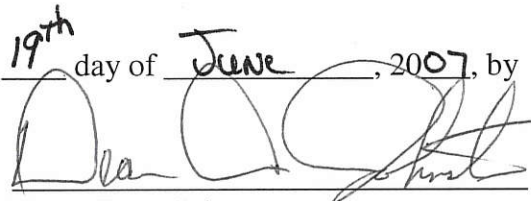
HH. OZD – Overlay Zoning Use Districts. Current Section 300.07 subd. 4(P) and its subdivisions is restated and incorporated herein as Section 300.07 subd. 4(HH)

Effective Date


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

Adoption Date

This Ordinance No. 97-192 was adopted on this 19th day of June, 2007, by a vote of 4 Ayes and 0 Nays.


Mayor Dean Johnston

ATTEST:



Susan Hoyt
Administrator

This Ordinance No. 97-192 was published on the 5th day of July, 2007.