

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

**ORDINANCE NO. 97-199**

**AN ORDINANCE TO DEFINE IMPERVIOUS SURFACES AND BUILDING  
FOOTPRINT, AND TO AMEND THE ALLOWABLE IMPERVIOUS SURFACE  
COVERAGE FOR LOTS IN OPEN SPACE PRESERVATION DEVELOPMENTS**

**Section 1.** The City Council of the City of Lake Elmo hereby ordains that Section 301.06 subd (2)(I) is hereby amended to read as follows:

*(h) Minimum district requirements.*

<i>Open Space Preservation District (OP)</i>		
	<i>Single-Family</i>	Townhouse
Maximum Building Height:		
Primary Structure	2 and 1/2 stories or 35 feet	2 and 1/2 stories or 35 feet
Accessory Structure	25 feet	1 story or 20 feet, whichever is less
Minimum Lot Width:	NA	NA
1/2 acre lot; 1 acre lot		
Maximum Impervious Surface Coverage:	No more than 15% for the primary structure and driveway; but up to 17% total when including all other impervious surfaces	NA
Gross Lot Area		
Minimum Setback Requirements:		
Front Yard	30 feet	20 feet
Side Yard	15 feet or 10% of lot width, whichever is greater	15 feet or 10% of lot width, whichever is greater
Corner Lot Front	30 feet	30 feet
Corner Lot Side Yard	30 feet	30 feet
Well From Septic Tank	50 feet	50 feet
Minimum Lot Size:		
Individual Well and Septic System	1 acre	NA
Individual Well and Communal Drainfield	1/2 acre	8,000 square feet per unit

**Section 2. The City Council of the City of Lake Elmo hereby ordains that Section 150 is hereby amended to add the following definitions:**

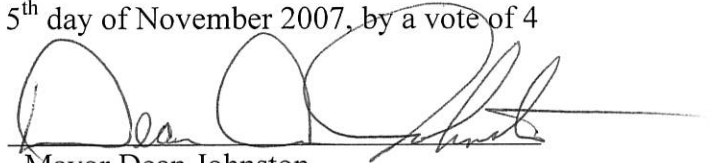
*Building Footprint.* The outline of the total area covered by a building's perimeter at the ground level.

*Impervious Surface.* Any structure or surface which interferes to any degree with the direct absorption of water into the ground, including but not limited to building footprints, sidewalks, paved or gravel driveways and parking areas, patios, sport courts, swimming pools, or any other similar surface. Decks, pervious landscaping fabric, engineering approved paver systems, and retaining walls shall not be included as impervious surface.

**Section 3. Adoption Date**

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

This Ordinance No. 97-199 was adopted on this 5<sup>th</sup> day of November 2007, by a vote of 4 Ayes and 1 Nay.

  
Mayor Dean Johnston

ATTEST:



Susan Hoyt  
Administrator

This Ordinance No. 97-199 was published on the 6<sup>th</sup> day of December, 2007.

This ordinance was adopted by the City Council of the City of Lake Elmo on the 5th of November, by a vote of 4 Ayes and 1 Nays.

Mayor Johnston - Aye  
Council Member DeLapp - Aye  
Council Member Johnson - Aye  
Council Member Park - Nay  
Council Member Smith - Aye