

CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA

ORDINANCE 97-109

AN ORDINANCE AMENDING THE LAKE ELMO MUNICIPAL CODE  
SECTION 300.07 SUBD. 4. J. 5. AND ITS SUBDIVISIONS RELATING TO  
ARCHITECTURAL PERFORMANCE STANDARDS IN THE  
CONVENIENCE BUSINESS ZONING DISTRICT

**Section 1. Amendment:** Section 300.07, Subd, 4. J. 5. and its subdivisions are hereby amended to read as follows:

4. **Performance Standards.**

a. **Purpose and Intent**

It is the purpose and intent of the City, by the adoption of the performance standards of this subdivision, to ensure commercial buildings constructed within the City are of a high quality of exterior appearance, consistent with the terms of Non-Residential Development Policy #5 of the 2000-2020 Lake Elmo Comprehensive Plan. It is the Finding of the City that a limited selection of primary exterior surfacing materials meets this standard of quality.

It is the further Finding of the City that several specific exterior surfacing materials are appropriate, and of sufficient quality, to be utilized only as accent materials in varying percentages. The variations of percentage of specific accent materials relates to a Finding by the City as to the relative quality and rural character of those respective accent materials.

b. **Architectural and Site Plan Submittals.**

New building proposals shall include architectural and site plans prepared by registered architect and shall show the following as a minimum:

- i. Elevations of all sides of the buildings,
- ii. Type and color of exterior building materials,
- iii. Typical general floor plans,
- iv. Dimensions of all structures,
- v. Location of trash containers, heating, cooling and ventilation equipment and systems,

**c. Applicability – Structure Additions and Renovation**

Additions to existing structures resulting in an increase of gross floor area of the structure of less than 100%; and/or installation of replacement exterior surfacing of any portion of an existing structure shall be exempt from the standards of this subdivision where it is found that the new or replacement exterior surfacing proposed is identical to that of the existing structure.

Where additions to an existing structure result in an increase in the gross floor area of the existing structure of 100% or greater, the entire structure (existing structure and structure addition) shall be subject to the standards of this subdivision.

**d. Performance Standards – Primary Exterior Surfacing**

The Primary Exterior Surfacing of structures shall be limited to natural brick, stone, or glass. Artificial or veneer brick or stone shall not qualify as complying with this performance standard.

Primary Exterior Surface shall be defined as not less than 70% of the sum of the area of all exterior walls of a structure nominally perpendicular to the ground. All parapet or mansard surfaces extending above the ceiling height of the structure shall be considered exterior surface for the purposes of this subdivision. Windows and glass doors shall be considered a primary surface, but the sum area of such glass shall be deducted from the wall area for purposes of the 70% Primary/30% Accent formulas of this section. Doors of any type or material, except glass, shall not be considered a primary exterior surface.

Each wall of the structure shall be calculated separately; and, individually comply with the 70/30 formula.

**e. Performance Standard – Exterior Surfacing Accents**

Not more than 30% of the exterior wall surfacing, as defined by paragraph D. above, may be of the following listed Accent Materials, but no single Accent Material, except natural wood, may comprise more than 20% of the total of all Accent Materials; and, no combustible materials shall be used:

- i. Wood Siding
- ii. Cement Fiber Board
- iii. Standing Seam Metal
- iv. Architectural Metal
- v. Stucco
- vi. Poured in Place Concrete (Excluding “tilt-up” panels)
- vii. Architect Metal Panels or Sheets
- viii. Porcelain or Ceramic Tile

**f. Performance Standard – Accessory Structures**

All Accessory Structures shall comply with the Exterior Surfacing requirements specified by this subdivision.

**g. Performance Standard – HVAC Units and Exterior Appurtenances**

All exterior equipment, HVAC and trash/recycling and dock areas shall be screened from view of the Public with the primary exterior materials used on the principal structure.

**h. Performance Standard – Visible Roofing Materials**

Any roofing materials that are visible from ground level shall be standing seam metal, fire-treated cedar shakes, ceramic tile, clay tile, concrete or slate.

**i. Applicability – New Construction**

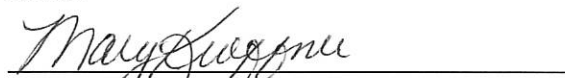
The standards of this subdivision shall be applicable to all structures and buildings constructed in the City, on and after the effective date of this subdivision. The performance standards of this subdivision shall not be in any manner minimized by subsequent Planned Unit Development Plans or Agreement.

**Section 2. Effective Date:** This ordinance shall become effective upon its passage and publication according to law.



Lee Hunt, Mayor

Attest



Mary Kueffner, City Clerk/Administrator

Adopted by the Lake Elmo City Council on the 7<sup>th</sup> day of May, 2002.

Summary published in the Stillwater Gazette on the \_\_\_\_\_ day of \_\_\_\_\_, 2002.

CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA

Summary of Ordinance 97-109  
Relating to Performance Standards in the Convenience Business Zoning District  
Section 300.07 Subd. 4. J. 5.

On May 7, 2002, the Lake Elmo City Council adopted Ordinance 97-109 and by 4 affirmative votes, approved the publication of a summary of the ordinance.

A complete copy of Ordinance 97-109 is on file in the office of the City Administrator, and can be viewed by the public during business hours.

**Section 1. Amendment:** Section 300.07, Subd, 4. J. 5. and its subdivisions are hereby summarized as follows:

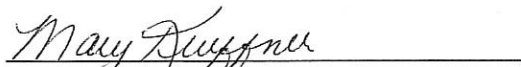
4. Performance Standards.
  - a. Purpose and Intent
  - b. Architectural and Site Plan Submittals.
  - c. Applicability – Structure Additions and Renovation
  - d. Performance Standards – Primary Exterior Surfacing
  - e. Performance Standard – Exterior Surfacing Accents
  - f. Performance Standard – Accessory Structures
  - g. Performance Standard – HVAC Units and Exterior Appurtenances
  - h. Performance Standard – Visible Roofing Materials
  - i. Applicability – New Construction

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