



Lake Elmo City Hall
 651-747-3900
 3800 Laverne Avenue North
 Lake Elmo, MN 55042

REQUIRED RESIDENTIAL SET BACKS FROM PROPERTY LINES

PRIMARY STRUCTURE

	R-T	A	RR	RS	RE	OP**	Tana	Fields II	Card	LDR	MDR	HDR	VMX
Front	30'	200'	30'	30'	100'	30'	30'	25'	30'	25'	25'	20'	25'
Side	10'	200'	10'	10'	50'	*	☀	Φ	Ω	10' ¹	10' ¹	10' ¹	10'
Side Corner	25'	200'	25'	25'	80'	30'	☀	Φ	Ω	15'	15'	15'	0
Rear	40'	200'	40'	40'	100'	20'	20'	20'	20'	20'	20'	20'	10'

Height Restrictions: Maximum Height of Residential Structure is 35'. Maximum Height of Tool/Storage Shed (160 sq. ft. or less): 12'

Well from Septic: 50' Septic from Property line: 10' Septic from Foundation: 20' Driveway from Property Line 5'

* OP Side yard setback is 15' or 10% of lot width, whichever is greater.

** OP Buffer setbacks apply by development.

☀ Tana Ridge Side yard setbacks of 5' on the garage side, and 10' on the living side. ALL LOTS

Φ Fields II Side yard setbacks on all lots of 5' on the garage side, 10' on the living side, and And front yard setbacks on all lots of 25'.

Ω Cardinal Ridge Side yard setbacks are 10' on the living side, 5' on the garage side only when Side-loaded garages are constructed.

¹ The sideyard setback for attached garage is 5'.

ACCESSORY STRUCTURE

	R-T	A	RR	RS	RE	OP**	Tana	Fields II	Card	LDR	MDR	HDR	VMX
Front	30'	200'	30'	30'	100'	30'	30'	25'	30'	25'	25'	20'	25'
Side	10'	200'	10'	10'	15'	*	☀	Φ	Ω	5'	5'	10'	10'
Side Corner	25'	200'	25'	25'	30'	30'	N	N	N	15'	15'	15'	0
Rear	40'	200'	40'	10'	15'	15'	20'	20'	20'	10'	20'	20'	10'

Accessory Structure Height = 22' or height of principal structure. 14' maximum height for doors or openings. Maximum height cannot exceed 22' or the height of the principal structure.

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- Φ Fields II Side yard setbacks on all lots of 5' on the garage side, 10' on the living side, and And front yard setbacks on all lots of 25'.
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OTHER

	R-T	A	RR	RS	RE	OP	LDR	MDR	HDR	VMX
Max Impervious	N/A	N/A	N/A	25%	15%	20%	40%	50%	75%	75%
Min Lot Width	300'	300'	300'	125'	NA	NA	See Below			50 SF
Height Max (Principal)	35'	35'	35'	35'	35'	35'	35'	35'	50'	45'
Height Max (Tool)	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'

Minimum Agricultural Related Setbacks (Animal buildings, feedlots or manure storage sites). These buildings should be 200 feet from any property line and 200 feet from any body of seasonal or year-round surface water. They should also be 50 feet from any existing well or residence. These buildings are only allowed in the RT, A and RR zones.

MINIMUM LOT WIDTH – URBAN DISTRICTS

	LDR	MDR	HDR
Single Family Detached Dwelling	60	50	50
2 Family Dwelling (per unit) a.	35	30	20
Single Family Attached (per Unit) b.	—	25	20
Multi-Family Dwelling (per Building)	—	75	60
Live-Work Unit	—	—	25

- a. Common open space areas may be used in the determining whether or not the minimum lot areas within a development are met, when provided as part of an overall development plan.
- b. Two-family units may be side-by-side with a party wall between them (“twin”) or located on separate floors in a building on a single lot (“duplex”). The per-unit measurements in this table apply to “twin” units, whether on a single lot or separate lots. The standards for single-family detached dwelling shall apply to a “duplex” containing two vertically-separated units on a single lot.

Print

Lake Elmo, MN Code of Ordinances

§ 150.190 BUFFER SETBACKS IN OP DEVELOPMENTS.

Buffer setbacks shall be applied from the edge of the open space preservation zoning districts as follows.

<i>Recommended Buffer Setbacks in OP Developments (in feet)</i>					
	<i>North Edge</i>	<i>South Edge</i>	<i>West Edge</i>	<i>East Edge</i>	<i>Exception Parcel(s)</i>
St. Croix's Sanctuary	200	50	50	100	
Discover Crossing	200	100	50	100	
Whistling Valley I	25	200	N/A	N/A	
Whistling Valley II	25	100	85	N/A	
Whistling Valley III	50	100	100	N/A	
Farms of Lake Elmo	100	50	100	25	
Prairie Hamlet	200	50	50	100	
Fields of St. Croix I	50	N/A	200	100	
Fields of St. Croix II	N/A	200	200	N/A	N/A
The Homestead	50	50	200	50	
Tapestry at Charlotte's Grove	50	50	200	50	100
Tamarack Farm Estates	100	100	100	100	
Sunfish Ponds	100	100	100	200	
Hamlet on Sunfish Lake	50	100	50	50	
Cardinal Ridge	100	200	50	50	
Wildflower Shoves	100	200	100	200	

<i>Recommended Buffer Setbacks in OP Developments (in feet)</i>					
	<i>North Edge</i>	<i>South Edge</i>	<i>West Edge</i>	<i>East Edge</i>	<i>Exception Parcel(s)</i>
Heritage Farms	50	N/A	N/A	50	N/A
Tana Ridge (Res. 2009-033)	N/A	N/A	50	50	
Parkview Estates (Res. 2009-033)	50; except Lot 9, Block 5 use 20 ft	N/A	N/A	50	
Meyers Pineridge	50	50	100	200	

5010 Keats Ave. (Meyers Pineridge)	0	0	0	0	
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(Ord. 08-021, passed 12-15-2009; Am. Ord. 08-034, passed 11-16-2010)