

ORDINANCE NO. 1661

BEING AN ORDINANCE AMENDING CITY CODE OF 2001 RELATING TO ACCESSORY STRUCTURE WALL HEIGHT, BUILDING HEIGHT, AND STRUCTURE HEIGHT WITHIN THE CITY OF COLUMBIA HEIGHTS

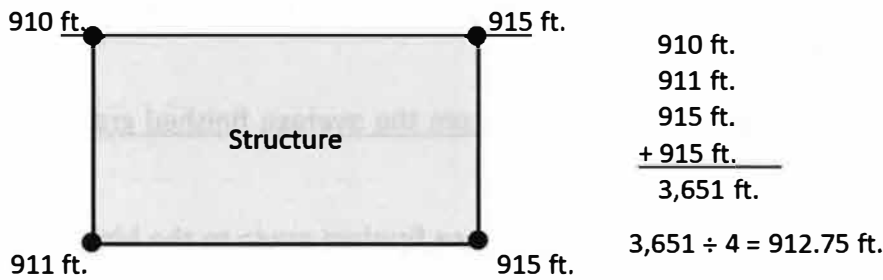
The City of Columbia Heights does ordain:

Section 1

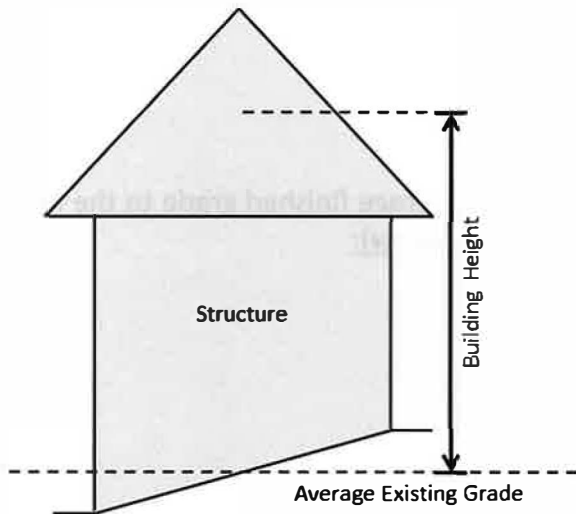
9.103 City Code of 2001, is hereby amended to read as follows:

AVERAGE EXISTING GRADE. The Average Existing Grade is measured as the existing elevation (prior to any construction alterations) at each corner of the structure and calculating an average.

AVERAGE FINISHED GRADE. The Average Finished Grade is measured by taking the finished elevation (after any construction alterations) at each corner of the structure and calculating an average; see example images below:



The structure's average existing grade is 912.75 feet



~~HEIGHT, BUILDING. The distance measured from the mean curb level along the front lot line or from the mean ground level for all of that portion of the structure having frontage on a public right-of-way, whichever is higher, to the top of the cornice of a flat roof, to the deck line of a mansard roof, to a point on the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch type roof, to the mean distance of the highest gable on a pitched or hip roof.~~

~~HEIGHT, STRUCTURE OR SIGN. The distance measured from the mean curb level along the front lot line or from the mean ground level for a structure having frontage on a public right-of-way, whichever is higher, to the uppermost portion of the structure or sign.~~

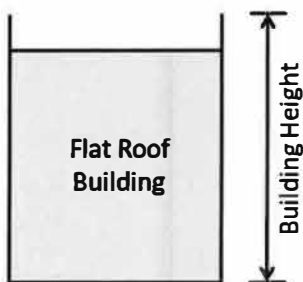
BUILDING. Any roofed structure that may provide shelter or enclosure of persons, animals or chattel.

HEIGHT, BUILDING. Building Height is measured as the distance from the average finished grade to the tallest point of a flat roof; or the peak of a pitched or mansard roof; or the highest point on all other roof types.

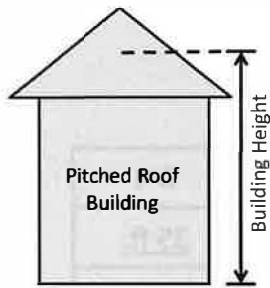
HEIGHT, SIGN. Sign Height is measured as the distance from the average existing grade to the tallest point on the structure or sign, whichever is taller. For Pylon Signs, the average existing grade is taken from the elevation where the pole meets the existing grade.

HEIGHT, STRUCTURE. Structure height is measured as the distance from the average finished grade to the tallest point on the structure.

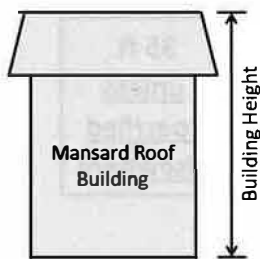
ROOF HEIGHT, FLAT. The height of a flat roof is measured as the average finished grade to the highest point on the roof (see example below):



ROOF HEIGHT, PITCHED. The height of a pitched roof is measured at the average finished grade to the mean distance between the eaves and the highest point of the roof (see example below):



ROOF HEIGHT, MANSARD. The height of a mansard roof is measured as the average finished grade to the highest peak on the mansard roof (see example below):



ROOF HEIGHT, OTHER. All other roof heights are measured as the average finished grade to the highest point or area on the roof.

STRUCTURE. Anything constructed or erected, the use of which requires more or less permanent location on the ground or attachment to something having a permanent location on the ground. When a structure is divided into separate parts by an unpierced wall, each part shall be deemed a separate structure.

Section 2

9.106 (C) City Code of 2001 is hereby amended to read as follows:

~~(f) The height of an accessory structure shall not exceed the height of the principal structure or 18 feet in height as measured to the highest point, whichever is less.~~

(f) Unless a height limitation is specifically stated, the height of an accessory structure shall not exceed the lesser of:

1. The height of the principal structure.
2. Twelve (12) feet above average finished grade for flat roofs.
3. Eighteen (18) feet above average finished grade for pitched roofs, mansard roofs, and all other roofs.

~~(g) The wall height of an accessory structure shall not exceed nine feet in height.~~

Section 3

9.109 (C) Maximum Height of the City Code of 2001 is hereby amended to read as follows:

District	R-1	R-2A	R-2B	R-3	R-4
<u>Residential Buildings</u>	<u>30 ft.</u>	<u>30 ft.</u>	<u>30 ft.</u>	<u>35 ft.</u>	<u>35 ft.</u>
<u>Non-Residential Buildings</u>	<u>35 ft.</u>	<u>35 ft.</u>	<u>35 ft.</u>	<u>35 ft.</u>	<u>35 ft.</u>
Residential Structures	28 ft. <u>30 ft.</u> <u>unless specified elsewhere</u>	28 ft. <u>30 ft.</u> <u>unless specified elsewhere</u>	28 ft. <u>30 ft.</u> <u>unless specified elsewhere</u>	35 ft. <u>unless specified elsewhere</u>	35 ft. <u>unless specified elsewhere</u>
Non-Residential Structures	35 ft. <u>unless specified elsewhere</u>	35 ft. <u>unless specified elsewhere</u>	35 ft. <u>unless specified elsewhere</u>	35 ft. <u>unless specified elsewhere</u>	35 ft. <u>unless specified elsewhere</u>

Section 4

9.110 (C) Maximum Height of the City Code of 2001 is hereby amended to read as follows:

District	LB	GB	CBD
Maximum <u>Building</u> Height	35 ft.	35 ft.	<u>None</u>
<u>Maximum Structure</u> Height	<u>35 ft. Unless specified elsewhere</u>	<u>35 ft. Unless specified elsewhere</u>	<u>None. Unless specified elsewhere</u>

Section 5

This ordinance shall be in full force and effect from and after 30 days after its passage.

First Reading: March 9, 2020
 Offered by: Buesgens
 Seconded by: Novitsky
 Roll Call: All Ayes

Second Reading: March 23, 2020
 Offered by: Buesgens
 Seconded by: Novitsky
 Roll Call: All Ayes

Date of Passage: March 23, 2020



Donna Schmitt, Mayor

Attest:



Nicole Tingley, City Clerk/Council Secretary

SUMMARY OF ORDINANCE 1661

BEING AN ORDINANCE AMENDING THE CITY CODE OF 2001 RELATING TO ACCESSORY STRUCTURE WALL HEIGHT, BUILDING HEIGHT CALCULATION, AND STRUCTURE HEIGHT CALCULATION WITHIN THE CITY OF COLUMBIA HEIGHTS.

The City Council of the City of Columbia Heights has adopted Ordinance No. 1661. The purpose and intent of this ordinance is to remove language related to accessory structure wall height, and amend language related to building height, and structure height calculation, within the City of Columbia Heights.

This is a summary of Ordinance 1661. The full text of Ordinance No. 1661 is available for public inspection at the office of the Community Development Department in City Hall during regular business hours, or by standard or electronic mail. Ordinance No. 1661 was adopted by the City Council of the City of Columbia Heights on March 23, 2020.

Attest:



Donna Schmitt, Mayor



Nicole Tingley, City Clerk/Council Secretary

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF ANOKA

Diane Erickson being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

BSLP Col Hght Frid Life

with the known office of issue being located in the county of:

ANOKA

with additional circulation in the counties of:

ANOKA

and has full knowledge of the facts stated below:

- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 05/01/2020 and the last insertion being on 05/01/2020.

MORTGAGE FORECLOSURE NOTICES
Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: *Diane Erickson*
Designated Agent

Subscribed and sworn to or affirmed before me on 05/01/2020 by Diane Erickson.

Darlene M MacPherson
Notary Public



Rate Information:
(1) Lowest classified rate paid by commercial users for comparable space:
\$22.00 per column inch

Ad ID 1040695

CITY OF COLUMBIA HEIGHTS SUMMARY OF ORDINANCE 1661 BEING AN ORDINANCE AMENDING THE CITY CODE OF 2001 RELATING TO ACCESSORY STRUCTURE WALL HEIGHT, BUILDING HEIGHT CALCULATION, AND STRUCTURE HEIGHT CALCULATION WITHIN THE CITY OF COLUMBIA HEIGHTS.

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/s/ Donna Schmitt
Mayor

Attest:
/s/ Nicole Tingley
City Clerk/Council Secretary
Published in
The Life
May 1, 2020
1040695