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# BUILDING HEIGHT REQUIREMENTS

1002.02 DEFINITIONS.

Subd. 1. The following words and terms, whenever they occur in this Ordinance, shall be interpreted as herein defined:

Building Height, Principal Buildings. The height of principal buildings measured from the average ground level prior to construction to the top cornice line of a flat and mansard roof, to the uppermost point on a shed, round or other arch-type roof, or to the average height of the highest gable of a pitched or hipped roof.

1011.01 GENERAL YARD, LOT AREA AND BUILDING REGULATIONS.

Subd. 3. Height

a. The building height to the top peak of any portion of the roof which exceeds the allowable building height in the applicable zoning district by more than five (5) feet or roof pitches of more than a forty-five (45) degree angle for those structures at the building height limitation may be allowed as a conditional use permit provided that:

1. For each additional one (1) foot in allowable, actual roof height as calculated by the height definition, which is above the maximum building height allowed by the respective zoning district, front and side yard setback requirements shall be increased by one (1) foot.
2. The construction does not limit solar access to abutting and/or neighboring properties.
3. The provisions of Section 1003.01.8, conditional uses, are considered and satisfactorily met.

Subd. 5. Yards.

For riparian lots, no principal structure or building addition shall be located closer to the ordinary high water mark than the greater of fifty (50) feet, or the average setback of the two adjacent riparian principal structures on either side of a proposed building site. In all circumstances, the setback shall be established by measuring the distance from the ordinary high water level to the part of the said principal structure that is closest to the lake.