

**CITY OF NORTH OAKS
RAMSEY COUNTY, MINNESOTA**

ORDINANCE NO. 2024-147

**AN ORDINANCE AMENDING CITY CODE TITLE XV, CHAPTER 151, REGARDING
BUILDING HEIGHT**

THE CITY COUNCIL OF THE CITY OF NORTH OAKS ORDAINS AS FOLLOWS:

Section One. Title XV, Chapter 151 Amendment: Title XV, Chapter 151, Section 151.050(D)(7) of the North Oaks City Code is hereby amended as follows. The underlined text shows the proposed additions to the City Code and the ~~struck through~~ text shows the deletions:

- (7) Buildings with a height greater than 35 feet, provided that:
- (a) The front elevation of the building does not exceed 35 feet in height at any point;
 - (b) The building height at any other elevation does not exceed 45 feet. Chimneys, weather vanes and the like shall not be counted as an element of building height;
 - (c) The environmental and topographical conditions of the lot prior to building development or grading are naturally suited to the design of a building with an egress or walkout level. “Naturally suited” shall be defined as applying to lots that meet at least the following criteria:
 - i. A lot shall meet all current stormwater regulations;
 - ii. A building should have a 3-foot minimum elevation difference from the basement finished floor elevation to the groundwater elevation, as determined by a geotechnical engineer by a soils investigation;
 - iii. A natural slope in the topography exists prior to any construction, grading or improvements that organically accommodates a home design with an egress or walkout level and no artificial topographical grade change in excess of 6 feet in total is required or created; and
 - iv. Any other factors exist that demonstrate the proposed building is compatible with the natural condition of the land prior to any construction, grading or improvements.
 - (d) Buildings shall be limited to a basement and 2 full stories. Finished areas within the roof structure will be considered a full story;
 - (e) Any time any portion of a building exceeds 35 feet in height and that portion is within 50 feet of an adjacent side or rear lot line, the setback requirement applicable to that portion of the building relative to that lot line shall be increased by 2 feet for each foot in height (or portion thereof) above 35 feet. For example, if a portion of a planned building is 44 feet in height and that portion is less than 50 feet from a side or rear lot line, the typical 30 foot setback requirement for that portion of the building would be increased by 18 feet to a minimum 48 foot setback; and
 - (f) Section 151.083 is complied with.

Section Two. Effective Date. This Ordinance shall be in full force and effect upon its adoption and publication as provided by law.

Passed in regular session of the City Council on the 11TH day of April, 2024.

CITY OF NORTH OAKS

By: *Krista Wolter*

Krista Wolter, Mayor

Attested:

By: *Kevin Kress*

Kevin Kress
City Administrator/City Clerk

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