

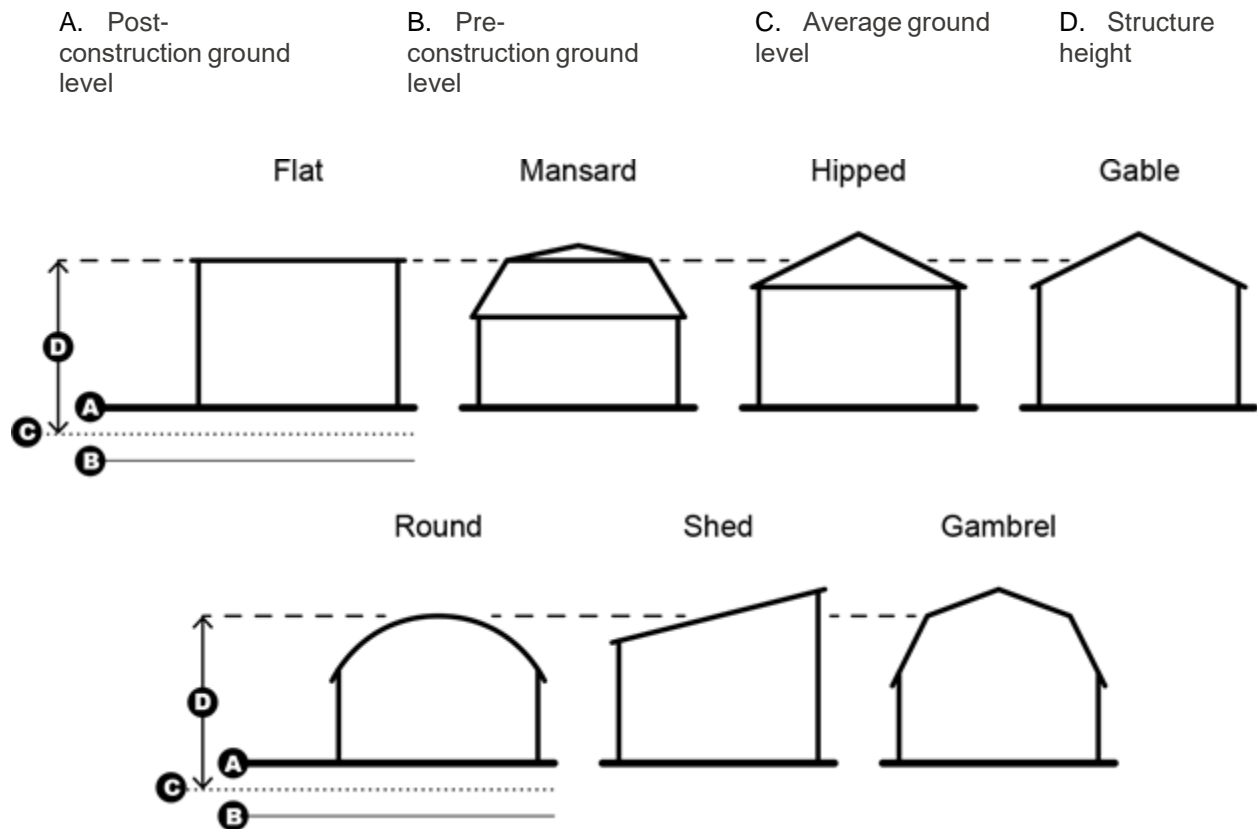
10.0 General Development Standards.

10.1 General Standards. Except hereinafter provided, no building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered unless in conformity with all of the regulations herein specified for the district in which it is located.

C. Building Height

1. Measuring Building Height.

a. **How to measure height of principal buildings:** Building height is the vertical distance 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 midpoint of the tallest gable of a pitched or hipped roof. The average ground elevation at least five (5) years prior to construction at the corners of a principal or accessory building footprint. Said average ground elevation shall be established from topography maps on file at the Mahtomedi City Hall or as determined by the City Engineer.



b. Additional height standards for principal buildings

The top peak of any portion of roof shall not exceed the allowable building height in the applicable zoning district by more than five (5) feet without a conditional use permit subject to the following:

1. For each additional one (1) foot or fraction thereof increase over the threshold established above, 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 *Subdivision 8.21: Conditional Use Permit*, are considered and satisfactorily met.