

SECTION 20. AREA AND BUILDING SIZE REGULATIONS

- Subd. 1. Purpose. This Section identifies requirements and exceptions in each zoning district.
- Subd. 2. Height. The building height limits established herein for districts shall not apply to the following:
- A. Belfries
 - B. Chimneys or flues
 - C. Church spires
 - D. Cooling towers
 - E. Parapet walls extending not more than three (3) feet above the limiting height of the building.
 - F. Water towers
 - G. Poles, towers and other structures for essential services
 - H. Necessary mechanical and electrical appurtenances
 - I. Television and or radio antennas not exceeding twenty (20) feet above roof.
- Subd. 3. No excluded roof equipment or structural element extending beyond the limited height of a building may occupy more than twenty-five (25) percent of the area of such roof nor exceed ten (10) feet above the structure unless otherwise noted.
- Subd. 4. Letter of Credit. A letter of credit shall be required for all construction and site improvements except for individual single or two family homes. No permit for building shall be issued before the letter of credit is on file. The letter of credit must be provided for two (2) full growing seasons.
- Subd. 5. Vacant Property. All property undeveloped, or that is unbuilt upon after the enactment of this ordinance shall be kept weed free. Said property shall be mowed at all times. Vegetation other than trees or planted shrubs shall not exceed eight 8" in height.