

City:	Rural and Open Space (ROS)	River Neighborhood (RN)	River Towns and Crossings (RTC)	Separated from River (SR)	Urban Mixed (UM)	Urban Core (UC)	Notes:
Minneapolis	Thirty-five (35) feet	Thirty-five (35) feet	Forty-eight (48) feet provided tiering of structures away from the Mississippi River and from blufflines is given priority, with lower structure heights closer to the river and bluff lines, and that structure design and placement minimizes interference with public river corridor views	Height is determined by underlying built form overlay zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OWHL of the opposite shore.	(5) UM1 District: Thirty-five (35) feet , provided tiering of structures away from the Mississippi River and from bluff lines is given priority, with lower structure heights closer to the river and blufflines, and that structure design and placement minimize interference with public river corridor views. (6) UM2 District: Fifty-six (56) feet , provided tiering of structures away from the Mississippi River and from bluff lines is given priority, with lower structure heights closer to the river and blufflines, and that structure design and placement minimize interference with public river corridor views. (7) UM3 District: Sixty-five (65) feet , provided tiering of structures away from the Mississippi River and from bluff lines is given priority, with lower structure heights closer to the river and blufflines, and that structure design and placement minimize interference with public river corridor views.	UC District: Height is determined by underlying built form overlay zoning, provided tiering of structures away from the Mississippi River and bluff lines is given priority, with lower structure heights closer to the river and blufflines, and structure design and placement minimize interference with public river corridor views.	Except for accessory structures, where an increase in maximum height exceeds the maximum height requirements of the MRCCA overlay district, but not the maximum height requirements of the built form overlay district, the height increase is subject to a variance of the MRCCA overlay district requirements in the CA-ROS and CA-RN districts or a conditional use permit in the CA-RTC and CA-UM districts.
Cottage Grove	35 feet	35 feet	N/A	Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OWHL of the opposite shore.	60 feet , provided tiering of structures away from the Mississippi River and from blufflines is given priority, with lower structure heights closer to the river and blufflines, and that structure design and placement minimize interference with public river corridor views. Structures over 60 feet are allowed as a conditional use according to Section 11-4- 5 and 11- 15- 8 (D).	N/A	
Nininger	35 feet	N/A	N/A	Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OWHL of the opposite shore.	N/A	N/A	
Newport	N/A	35 feet	N/A	SR district: Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature tree line, where preset, and existing surrounding development, as viewed from the OHWL of the opposite shore.	UM district: maximum 65 feet , provided tiering of structures away from the Mississippi River and from blufflines is given priority, with lower structure heights closer to the river and blufflines, and that structure design and placement minimize interference with public river corridor views. Structures taller than 65 feet and up to 70 feet may be allowed as a conditional use when they meet the goals of the MRCCA district and are in accord with Section 36-366 (2) c.	N/A	
Saint Paul Park	35 feet	35 feet	N/A	Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OWHL of the opposite shore.	UM District: 65 feet , provided tiering of structures away from the Mississippi River and from bluff lines is given priority, with lower structure heights closer to the river and bluff lines, and that structure design and placement minimize interference with public river corridor views. Structures over 65 feet (or lower) and up to 100 feet are allowed as conditional use according to Section 74-796 (b) (3).	N/A	

Lilydale	Thirty-five (35) feet	Thirty-five (35) feet	Forty-eight (48) feet, provided tiering of structures away from the Mississippi River and from blufflines is given priority, with lower structure heights closer to the river and blufflines, and that structure design and placement minimizes interference with public river corridor views. Structures over forty-eight (48) feet and up to seventy (70) feet are allowed as a conditional use according to City Code, Section 910.06, subdivision 2C	SR District: Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OHWL of the opposite shore.	N/A	N/A	
Mendota Heights	The lesser of the height standard as determined by the underlying Zoning District or 35-feet	The lesser of the height standard as determined by the underlying Zoning District or 35-feet	N/A	SR District. Height is determined by the underlying Zoning District, provided the allowed height is consistent with that of the mature tree line, where present, and existing surrounding development, as viewed from the OHWL of the opposite shore.	N/A	N/A	
Rosemount	35 feet.	N/A	N/A	Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OHWL of the opposite shore.	65 feet , provided tiering of structures away from the Mississippi River and from blufflines is given priority, with lower structure heights closer to the river and blufflines, and that structure design and placement minimize interference with public river corridor views. Structures over 65 feet are allowed as a conditional use according to Section 6.23.	N/A	
Maplewood	35 feet.	N/A	N/A	N/A	N/A	N/A	
Revenna	35 feet	35 feet	N/A	Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OHWL of the opposite shore.	N/A	N/A	
Grey Island Township	35 feet	35 feet	N/A	N/A	N/A	N/A	
Coon Rapids	35 feet	35 feet	N/A	N/A	N/A	N/A	
Brooklyn Center	N/A	RN District: 25 feet in residential districts, except for places of religious assembly. 35 feet for all other districts.	N/A	SR District: Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OHWL of the opposite shore.	N/A	N/A	
Invergrove Heights	35 feet	35 feet	N/A	Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OHWL of the opposite shore.	48 feet. Structures over 48 feet and up to 65 feet are allowed as a conditional use according to section 10- 13C-6B3, provided tiering of structures away from the Mississippi River and from blufflines is given priority, with lower structure heights closer to the river and blufflines, and that structure design and placement minimize interference with public river corridor views.	N/A	
Denmark Township	35 feet	35 feet	N/A	Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OHWL of the opposite shore.	N/A	N/A	

Fridley	35 feet	35 feet	N/A	Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OWHL of the opposite shore.	65 feet, provided tiering of structures away from the Mississippi River and from blufflines is given priority, with lower structure heights closer to the river and blufflines, and that structure design and placement minimize interference with public river corridor views. Structures over 65 feet are allowed as a Special Use according to Section 205.28.07.02.	N/A	
South Saint Paul	35 feet	35 feet	N/A	Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OHWL of the opposite shore.	65 feet, provided tiering of structures away from the Mississippi River and from blufflines is given priority, with lower structure heights closer to the river and blufflines, and that structure design and placement minimize interference with public river corridor views. Structures over 65 feet are allowed as a conditional use according to Section 118-171 (b)(3).	N/A	
Hastings	35 feet or lower.	35 feet. or lower	47 feet or lower, provided that structure design and placement minimizes interference with public river corridor views. Structures over 47 feet and up to 65 feet are allowed as a conditional use according to § 152A.06,B,3.	Height is determined by underlying zoning, provided the allowed height is not visible, as viewed from the OHWL of the opposite shore.	N/A	N/A	
Anoka	35 feet	35 feet	48 feet, provided tiering of structures away from the Mississippi River and from blufflines is given priority, with lower structure heights closer to the river and blufflines, and that structure design and placement minimizes interference with public river corridor views. Structures over 48 feet are allowed as a conditional use in accordance with this section.	Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OHWL of the opposite shore.	N/A	N/A	
Mendota City	35 feet.	35 feet	N/A	Height is determined by Base Zoning District, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OWHL of the opposite shore.	N/A	N/A	
Dayton	35 feet (or lower)	35 feet (or lower)	RTC District: 48 feet (or lower) , provided tiering of structures away from the Mississippi River and from blufflines is given priority, with lower structure heights closer to the river and blufflines, and that structure design and placement minimizes interference with public river corridor views. Structures over 48 feet are allowed as a conditional use according to Subdivision 6(2)	Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OWHL of the opposite shore	N/A	N/A	
Brooklyn Park	35 feet or lower.	35 feet	N/A	Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OWHL of the opposite shore.	N/A	N/A	

Ramsey	35 feet.	35 feet.	N/A	Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OWHL of the opposite shore.	N/A	N/A	
Champlin	35'	35'	Maximum 48 feet, provided tiering of structures away from the Mississippi River and from blufflines is given priority, with lower structure heights closer to the river and blufflines, and that structure design and placement minimizes interference with public river corridor views. Structures over 48 feet are allowed as a conditional use according to section 128-348(c), administration	Maximum height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OHWL of the opposite shore.	N/A	N/A	