

City of Columbus
ORDINANCE NO. 16-03
Publication Notice

**AN ORDINANCE AMENDING CHAPTER 7A – ZONING REGULATIONS IN THE
COLUMBUS CITY CODE**

The City Council of the City of Columbus ordains the following:

**SECTION I. ARTICLE III DEFINITIONS, SECTION 7A-201. WORDS AND PHRASES
DEFINED** is amended as follows:

SECTION 7A-201(9B) is amended as follows:

9B. **“Buildable Area”** is that portion of any Lot lying within the applicable setbacks which is not less than 5,000 square feet in area and which meets all of the following standards:

- (a) The depth to width ratio of the area does not exceed 2:1 and is not less than 1:2.
- (b) The area is contiguous with the Front Setback, or the area is connected to the Frontage by a contiguous Driveway, the design of which conforms to the Driveway Design Requirements contained in Section 7A-803 (C).
- (c) No part of the area lies within the 100-Year Flood Plain.
- (d) The lowest floor elevation of any building shall be governed by Section 7A-803. Where the home is built on a substantial slope, the lowest floor elevation may be reduced in cases to meet or exceed the minimum specifications of this Section consistent with Illustration No. 6, Appendix “A,” to this Chapter 7A, and in accordance with Section 1300.6100 of the State Building Code. Construction of homes on substantial slopes must comply with the following technical standards:
 - (i) Drain tile must be on the outside of the foundation and at a minimum four percent (4%) slope to daylight;
 - (ii) Drain tile must have a minimum four inch diameter;
 - (iii) Drain tile outlet to daylight must be a minimum of 20 feet from the foundation;
 - (iv) Geotextile fabric shall be MnDOT 3733 Type 1;
 - (v) Geotextile filter fabric must completely cover the rock;
 - (vi) Drainage rock shall be round river rock, washed and free of fine particles;
 - (vii) Drainage rock must completely surround the drain tile with four inches of rock below the pipe and a minimum of one foot above and on each side of the pipe;
 - (viii) Walkout door must have a minimum three foot separation to mottled soil except as provided in Section 7A-803(B);
 - (ix) A four percent slope grade must extend a minimum of 50 feet from the foundation.
- (e) Any fill material used to elevate the area to meet the requirements of (a), (b), (c), or (d) above must be tested by a Minnesota Registered Engineer with credentials in soils engineering.
- (f) If the Lot is to be used for a single family Dwelling of not more than four (4) bedrooms (in any Zoning District), the area must be large enough and correctly configured to accommodate the proposed house and Garage. If the proposed Dwelling exceeds four (4) bedrooms, the Buildable Area shall be increased above 5,000 square feet by 2,000 square feet for each such additional bedroom. If the proposed use includes construction of Accessory Buildings, the Buildable Area shall

be increased above 5,000 square feet by two times (2x) the square footage of each Accessory Building.

(g) In addition to the Buildable Area required by this Section, the building must be large enough and correctly configured to accommodate the Soil Treatment Area designed to support individual on-site sewage disposal systems required by Chapter 14 of this City Code.

SECTION II. ARTICLE VIII GENERAL PROVISIONS AND PERFORMANCE STANDARDS, SECTION 7A-803. MINIMUM CONSTRUCTION ELEVATIONS ABOVE KNOWN HIGH WATER AND DRIVEWAY DESIGN REQUIREMENTS is amended as follows:

SECTION 7A-803(B) is amended as follows:

B. Acceptable Minimum Elevation For New Construction.

1. Except for Accessory Buildings, the acceptable minimum elevation for new construction shall be three (3.0) feet above the level of the High Water Table as measured to the top of the lowest footing (= bottom of the lowest floor), or two (2.0) feet above the designated or designed 100-year flood elevation, whichever is higher, unless evidence is submitted and certified by a geotechnical engineer, at the expense of the developer or property owner, that a lesser separation can be achieved and is warranted, and that evidence is verified by the City Engineer. Any construction below the Optimum Elevation of six (6.0) feet above the High Water Table shall require installation of: not less than one sump; one sump pump; and drain tiles either inside or outside all of the footings. The sump pump shall not be connected to the septic system in any manner. Caution: Although a three (3.0) feet minimum is acceptable under this Section, current FHA and VA construction standards require not less than four (4.0) feet minimum elevation as measured from the High Water Table to the top of the lowest footing. The three (3.0) feet minimum elevation required by this Section will meet or exceed the requirements of the Anoka County Flood Plain Management Ordinance, the Anoka County Shoreland Management Ordinance, and Rice Creek Watershed District Regulations as of July 1, 1990. Coon Creek Watershed District and Sunrise River Watershed District do not have independent regulations for minimum construction elevations. The acceptable minimum elevation, sump, and drain tile are shown at Illustration No. 3, Appendix A to Chapter 7A.

2. Accessory Buildings which have no need for an on-site sewage treatment system and which are constructed on a Buildable Area which is separate from the Buildable Area upon which the Principal Structure is built, are not required to have a sump, sump pump, or drain tiles if built at less than the Optimum Elevation. The acceptable minimum elevation for Accessory Buildings is two (2) feet above the High Water Table as measured to the top of the lowest footing.

SECTION II. Effective Date. This Ordinance was adopted by the Columbus City Council on this 27th day of January, 2016 and shall become effective after its publication.

By order of the City Council.

Published in the Forest Lake Times on February 4, 2016.