



The City Building Official must approve all plans for the construction of a hangar or hangar improvement(s). Specifications must meet Minnesota Building Code and protective covenants enumerated below.

Any proposed variance from these covenants must be approved by the Airport Commission and subsequently approved by the Building Official without any required notice to, or action by, the Planning Commission. Any unapproved deviation from the covenants may result in termination of ground lease or modifications to hangar to meet the covenants at the expense of the lessee. The covenants are as follows:

- Mandatory 15-foot rear setback with a minimum distance of 30 feet between buildings, unless the distance can be reduced by complying with fire code.
- Mandatory 15-foot side yard setbacks with a minimum distance of 30 feet between buildings, unless the distance can be reduced by complying with fire code.
- Sidewall height: minimum of 14 feet and maximum of 22 feet.
- Maximum building height: 30 feet, unless lower height is required because of airspace criteria.
- Doors must be upward-opening, 12-foot to 20-foot height, facing the taxiway or ramp. Any deviation must be brought before the Airport Commission for approval.
- All construction materials must be new.
- Galvanized siding and roofing materials are not allowed.
- Color must be an earth or neutral tone; any deviation must be brought before the Airport Commission for approval.
- Apron must be constructed out of either concrete or bituminous material.
- Interior floors must be constructed out of concrete.
- Individual electric service required.