

## **Proposed MRCCA Land Use Districts v.6.3** (October 8, 2010)

**CA-1.** This district includes specific publicly-owned existing and planned future park lands, islands, and natural areas that are riparian or readily visible from the river, and designated rural or urban open space in Executive Order 79-19.

**Intent:** This district will be managed to conserve and protect existing and potential recreational, scenic, natural and historic resources for the use and enjoyment of the surrounding region. Natural shorelines, bluffs and steep slopes will be protected and restored, and public access to the river will be encouraged in a manner sensitive to these resources.

**CA-2.** This district includes privately-owned rural lands that are riparian or readily visible from the river, as well as large, undeveloped tracts of high ecological value and privately-owned undeveloped islands. Many of these areas are designated rural open space in Executive Order 79-19.

**Intent:** This district will be managed to sustain the rural character, and protect and restore existing scenic, natural, and historic areas.

**CA-3.** This district includes developed areas that are riparian or readily visible from the river. These areas feature predominantly privately-owned residential land, as well as publicly-owned existing or planned future park lands designated urban developed in Executive Order 79-19.

**Intent:** This district will be managed to protect the scenic and natural values of the river corridor in the context of existing development.

**CA-4.** This district includes historic downtown areas, and limited areas of high density development near river crossings with predominantly mixed uses. These areas, except the historic downtowns, are designated urban open space in Executive Order 79-19.

**Intent:** This district will be managed in a manner that allows for future growth consistent with existing development in historic downtowns and planned development at bridge crossings without negatively affecting the river corridor. Providing public access to the river or river views is also a priority.

**CA-5.** This district includes non-riparian lots separated from the river by distance, development or a transportation corridor. The land in this district is not visible from the river or ordinary high water level of the opposite shore.

**Intent:** This district provides flexibility in managing development with general protection provisions.

**CA-6.** This district includes highly urbanized mixed-use lands that are a part of the urban fabric of the river corridor, including:

- publicly owned planned future and existing urban park lands designated urban diversified in Executive Order 79-19,
- public institutions, and
- a number of commercial and industrial areas.

**Intent:** This district will be managed in a manner that allows for future growth and potential transition of intensely developed areas without negatively affecting the river corridor.

**CA-7.** This district includes the urban cores of Minneapolis and St. Paul.

**Intent:** This district will be managed with the greatest flexibility.