

Dimensional Standards - Comparison of Preliminary Draft & Current MRCCA Standards

Notes:

- The preliminary draft standards presented at the work group meeting on August 12, 2010 have been revised based on input from work group members, LGUs, other agencies, and the public.
- For proposed district boundaries, refer to the proposed MRCCA district maps for your area. For current district boundaries, refer to the **EO 79-19 District Map**. All maps are available on the MRCCA rulemaking project website.

Sheet 1: Dimensional Standards – Revised November 5, 2010

Standard Type	Preliminary Draft Standards	Districts							Executive Order 79-19 Current Standards & Guidelines <i>(Currently in effect; all local plans and ordinances must be consistent with these standards and guidelines.)</i>	Interim Development Regulations (IDR) <i>(EO 79-19 provided the IDRs as temporary standards until local MRCCA ordinances were approved by the EQB. Hastings, Brooklyn Center, and a small area in Hennepin County are still subject to the IDRs because they do not have approved MRCCA ordinances. The DNR used some of the IDRs in drafting new MRCCA rules, and some LGUs have used portions of the IDRs in their current ordinances. The IDRs are provided here for reference. Local ordinances, which vary widely, will contain the current effective standards in any given community.)</i>
		CA-1	CA-2	CA-3	CA-4	CA-5	CA-6	CA-7		
Height	Structures shall be no taller than the heights specified for each district*:	25'	35'	35'	48'	Under-lying zoning **	65' ***	Under-lying zoning ***	C.2. Each LGU and state agency shall prepare plans and regulations to protect and preserve the aesthetic qualities of the river corridor, which provide for the following considerations: b. Structures. Structure site and location shall be regulated to ensure that riverbanks, bluffs, and scenic overlooks remain in their natural state, and to minimize interference with views of and from the river, except for specific uses requiring river access.	F. Dimensional standards and criteria**** 5. Height of structures. a. Rural Open Space, Urban Developed, & Urban Open Space districts: (1) new structures and additions to existing structures shall be limited to a maximum of 35'; (2) the following exceptions to height limits shall be permitted: a) expansion of existing industrial complexes, such as refineries and storage areas; b) barns, silos, and similar farm structures; c) essential service distribution systems; d) bridges, bridge approach roadways, and transmission services; e) restoration or construction of historical structures and sites on the inventory of the State Historical Society or the National Register of Historical Places. b. Urban Diversified district: no restrictions on the height of structures.
Height Exceptions	<p>Exceptions:</p> <ul style="list-style-type: none"> (1) expansion (including additions, new structures, and redevelopment within the developed area) of existing industrial complexes, such as refineries, storage areas, terminal facilities, and industrial parks, subject to mitigation; (2) barns, silos, and similar farm structures; (3) bridges, bridge approach roadways, and public utilities per the applicable standards in Sheet 5b - Facilities; (4) structures, districts, and sites on the inventory of the State Historical Society or the National Register of Historical Places, provided new and redeveloped heights are compatible with historic character; (5) aviation safety features such as navigational lighting fixtures and other navigational structures; (6) barge facilities, elevators, and industrial structures that need to be taller for operational reasons, subject to mitigation; (7) chimneys, church spires, flag poles, public safety facilities, mechanical service stacks, public monuments, ventilation equipment, and similar equipment; and (8) cell towers with a CUP or IUP, provided the tower creates minimal interference with views to the river from public parkland and from the OHWL of the opposite shore, and the applicant demonstrates that functional coverage cannot be provided through co-location, at a lower height, or at a location outside the MRCCA. No towers in the BIZ, SIZ or SPZ. 									

* Structure height will be defined by underlying zoning; however, for purposes of this rule, height is measured on the side of the structure facing the river. For buildings, height is measured from the lowest adjacent grade to the highest point of a flat or mansard roofs, or the average height between the eaves and highest ridge for pitched, hip, or gambrel roofs. For non-building structures, height is measured from the lowest adjacent grade to the highest point of the structure.

** Provided structure is not visible from the OHWL of opposite shore.

*** Structure design and placement must minimize interference with views to the river from public parkland and to bluffs from the OHWL of the opposite shore. Tiering from the river and from blufflines is encouraged.

**** The objectives of the dimensional standards and criteria in section F of the Interim Development Regulations are to: maintain the aesthetic integrity and natural environment of certain districts, reduce the effects of poorly planned shoreline and bluffline development, provide sufficient setback for sanitary facilities, prevent pollution of surface and groundwater, minimize flood damage, prevent soil erosion, and implement metropolitan plans and standards (IDR, F.1.).

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		CA-1	CA-2	CA-3	CA-4	CA-5	CA-6	CA-7		
Structure Setback (River)	New, and expansion of existing, structures must meet the distances specified for each district (as measured from the OHWL of the Mississippi River):	200'	200'	100'	75'	NA	50'	50'	C.2. Each LGU and state agency shall prepare plans and regulations to protect and preserve the aesthetic qualities of the river corridor, which provide for the following considerations: b. Structures. Structure site and location shall be regulated to ensure that riverbanks, bluffs, and scenic overlooks remain in their natural state, and to minimize interference with views of and from the river, except for specific uses requiring river access.	F. Dimensional standards and criteria 4. Structure setbacks. b. All new structures and roads shall meet the following minimum setbacks: (1) Rural Open Space district: no structure or road shall be placed less than 200' from the normal high water mark, and no less than 100' from blufflines. (2) Urban Developed and Urban Open Space districts: the structure or road shall be placed no less than 100' from the normal high water mark of the river, and no less than 40' from blufflines. (3) Urban Diversified district: the structure or road shall be placed no less than 40' from the bluffline. c. Exceptions to setback provisions shall be: (1) public safety facilities, public bridges and their roadway approaches, railroad sidings, minor public and private roadways serving water-related uses on the riverfront; (2) public recreation facilities, scenic overlooks, public observation platforms, the regional trail system, docks, boat launching facilities; (3) approved river crossing of essential service, essential services distribution systems which are primarily underground except for terminal and metering devices not exceeding 6' in height, supporting structures for transmission crossing spans; (4) construction of above-ground pumping stations for sewer lines which shall be screened from view of river; (5) reconstruction or restoration of historical structures or sites on the Inventory of the State Historical Society or National Register of Historic Places.
Structure Setback (Tributaries)	New, and expansion of existing, structures must meet the distances specified for each district (as measured from the OHWL of key identified tributaries, which include the Crow, Rum, Minnesota, and Vermillion rivers):	150'	150'	75'	75'	75'	50'	50'		
Structure Setback (Bluff)	New, and expansion of existing, structures must meet the distances specified for each district (as measured from the bluffline): <i>See also Sheet 2 - Bluffs & Steep Slopes</i>	100'	100'	40'	40'	40'	40'	40'		
Impervious Surface Setback	New, and expansion of existing, impervious surfaces must meet the structure setbacks listed above, subject to the same exceptions.									
Setback Exceptions	<p>Exceptions:</p> <ol style="list-style-type: none"> (1) public safety facilities, public bridges/approaches, railroad sidings, and minor public and private roadways serving river-dependent uses per the applicable standards in Sheet 5b - Facilities; (2) public recreation facilities, including but not limited to scenic overlooks, observation platforms, trails, docks, picnic shelters (not within the BIZ, SIZ or SPZ), and water access ramps per applicable standards in Sheet 5b - Facilities; (3) river crossings of public utilities that are primarily underground except for terminal and metering devices not exceeding 6' in height, and supporting structures for transmission crossing spans; (4) above-ground pumping stations for sewer lines, which shall be screened from view from the OHWL of the opposite shore; (5) structures, districts, and sites on the inventory of the State Historical Society or the National Register of Historical Places, provided new and redeveloped structures have setbacks compatible with historic character; (6) one water oriented accessory structure (WOAS) for each riparian lot $\leq 300'$ in width at the OHWL, with one additional WOAS per each additional 300' of shoreline (not to exceed 12' in height, 120 square feet in area, $\leq 10'$ from the OHWL, not within the BIZ or SPZ); (7) aviation safety features, such as navigational lighting fixtures, other navigational structures, and airfield pavements; (8) shoreline facilities per the applicable standards in Sheet 5a - Uses & Sheet 5b - Facilities); (9) rock rip rap, boulder walls, and retaining walls may be allowed per the applicable standards in Sheet 3 - Water Quality; (10) flood control structures and public stormwater facilities; (11) public transportation facilities, including public roads, bike lanes, and related facilities per the applicable standards in Sheet 5b - Facilities; (12) restoration projects sponsored and approved by a resource agency or the LGU; (13) one access path ($\leq 8'$ in width in the SIZ, $\leq 4'$ in width in the BIZ or SPZ); and (14) stairways, lifts, and landings ($\leq 4'$ width, landings ≤ 32 square feet, no canopies or roofs, visually inconspicuous location). <p>Setback Averaging: Where principal structures exist on the adjoining lots on both sides of the proposed building site, the setback may be altered to conform to the adjoining setbacks. No structures are allowed within the BIZ, SIZ, or SPZ unless specified in the exceptions above.</p>									

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SSTS Setback OHWL	Subsurface Sewage Treatment Systems (SSTS) must meet specified distances (from the OHWL):	Tank = 50', Absorption Area = 75'							C.3. LGUs shall develop plans and regulations to ensure that development shall not be undertaken prior to the provision of the Metropolitan public facilities in adopted Metropolitan plans, in accordance with the following guidelines: a. Developments in areas not scheduled for the provision of municipal or metropolitan sanitary sewers shall comply with adequate on-site sewage disposal regulations.	G. Sanitary standards and criteria. 1. The following standards shall apply to all districts: a. All parts of on-site sewage disposal systems shall be located at least 75' from the normal high water mark. b. No on-site sewage disposal system shall be placed within designated floodplains.
Impervious Surface Coverage	For new development and redevelopment, LGUs that have an adopted stormwater and erosion and sediment control ordinance will be able to use performance standards as provided in Sheet 3 - Water Quality .	Underlying Zoning							C.1. Each LGU with the river corridor shall prepare plans and regulations to protect environmentally sensitive areas in accordance with the following guidelines: a. Each LGU shall, with the assistance of the Metropolitan Council and state agencies: (5) Prepare plans and regulations to minimize direct overland runoff and improve the quality of runoff onto adjoining streets and watercourses.	No standards in the IDR.
Lot Size	Lot area and width for conventional subdivisions and commercial and industrial lots (excluding land below the OHWL) shall be determined as specified: Exceptions: Lot size may be smaller for PUDs and conservation subdivisions as provided in Sheet 6 – Subdivisions & PUDs .	NA	≥ 200' width, ≥ 2 acre area	Underlying Zoning					C.3. LGUs shall develop plans and regulations to ensure that development shall not be undertaken prior to the provision of the Metropolitan public facilities in adopted Metropolitan plans, in accordance with the following guidelines: b. The density of development outside the Metropolitan Urban Service Area shall be limited to ensure that there is no need for the premature provision of local and metropolitan urban services and facilities.	F. Dimensional standards and criteria 3. Lot size. a. In the Rural Open Space and Urban Developed districts, the following minimum lot sizes shall be required: (1) in unsewered areas, the minimum lot size shall be 5 acres/single family unit; (2) in sewerred areas, the minimum lot size shall be consistent with the local zoning ordinance. b. In the Urban Open Space and Urban Diversified districts, the minimum lot size shall be consistent with the local zoning ordinance.
Density	Development density shall be determined as specified: Exceptions: Density may be greater for PUDs and conservation subdivisions as provided in Sheet 6 – Subdivisions & PUDs .	NA	Suitable Area ÷ Lot Size	Underlying Zoning						

Preliminary Draft Definitions – Revised November 5, 2010

Access Path = an area designated to provide ingress and egress to public waters.

Bluff Impact Zone (BIZ) = land on and within 20' of a bluff. (For definition of bluff, see *Sheet 2*)

Bluffline = top of a bluff. More than one bluffline may be encountered proceeding landward from the river.

Setback = a separation distance measured horizontally.

Shore Impact Zone (SIZ) = land located between the OHWL of a public water and a line parallel to it at 50% of the required structure setback.

Slope Preservation Zone (SPZ) = land on and within 20' of a very steep slope. (Includes the BIZ; for definition of very steep slope, see *Sheet 2*)

Structure = any building, sign, or appurtenance thereto, except aerial or underground utility lines, such as sewer, electric, telephone, telegraph, or gas lines, including towers, poles, and other supporting appurtenances. (MN Rules, Chapter 6105)

Suitable Area = the area remaining on a lot or parcel of land after the BIZ, SIZ, SPZ, ROW, roads, historic sites, wetlands, designated floodways, and land below the OHWL are subtracted.

Water Oriented Accessory Structure = a small building or other improvement, except stairways, fences, docks, and retaining walls, that, because of the relationship of its use to a surface water feature, reasonably needs to be located closer to public waters than the normal structure setback. Water-oriented accessory structures include gazebos, screen houses, fish houses, storage sheds, pump houses, and detached decks and patios.

Structure Height (Building)

