

INTRODUCTION

MRCCA plans must map and describe districts applicable to the community.

Six districts are defined in the MRCCA rules. The districts are based on the natural and built character of different areas of the river corridor. Structure setbacks from the OHWL and bluffs, building height limits, and the amount of open space required for subdivisions/redevelopment vary by district. These are the only standards in the MRCCA rules that vary by district. All other standards apply uniformly throughout the corridor.

MINIMUM MRCCA PLAN REQUIREMENTS

1. Map and Describe

- Map each district that applies to your community. Maps have been prepared as downloadable PDF and JPGs and are available on your community page. For those who want to create custom maps, spatial data is available through the Minnesota Geospatial Commons and from the link “Download your Community Shapefiles” on your community page.
- Describe each of the mapped districts for your community using the description and management purpose specified in [MR 6106.0100](#), Subp. 3 to Subp. 8. The district description is shown under Item A and management purpose is shown under Item B in each subpart.
- Explain how future land uses (and potential redevelopment plans) fit the purpose of the MRCCA districts and identify potential conflicts (especially important for communities anticipating the need for implementation flexibility in MRCCA ordinance or future district boundary amendments).
- Overlay the district map on the future land use and/or zoning map to identify areas where the district standards for water and bluff setbacks and height limits may be different than underlying zoning.

2. Policies

A. Required Policies

These can be used verbatim or customized as appropriate:

- Guide land use and development and redevelopment activities consistent with the management purpose of each district.

B. Examples

The following example policies are from existing MRCCA plans, and are meant to provide ideas for developing policies related to districts (not all requirements identified above have a corresponding example):

- Retain areas zoned R-2 (single-family on 13,500 square foot lots) as the predominant residential development standard for existing and new residential developments in the MRCCA. (Brooklyn Park)
- Maintain multiple family housing within walking distance of public land and facilities. (Brooklyn Park)

3. Implementation Actions

A. Required Implementation Actions

These can be used verbatim or customized as appropriate:

- Amend existing or adopt new MRCCA ordinance overlay district compliant with the goals and policies of the MRCCA plan, and with Minnesota Rules, part 6106.0070, Subp. 5 - Content of Ordinances.
- Update zoning map to reflect new MRCCA districts.
- List any actions to be taken to pursue implementation flexibility (if any areas were identified as needing implementation flexibility during the planning process).
- Ensure that information on the new MRCCA districts and zoning requirements is readily available to property owners to help them understand which ordinance requirements - such as setbacks and height requirements - apply to their property for project planning and permitting.

B. Examples

- Update Local Ordinances: Update the Shoreland Management Ordinance, Critical Area Ordinance, and Zoning Ordinance to reflect goals and policies of this plan as well as the requirements of federal and state legislation. (Ramsey)

MRCCA ORDINANCE REQUIREMENTS

Following are specific ordinance requirements that pertain to Districts. Understanding these requirements will help guide development of the MRCCA plan for effective ordinance administration.

Structure and Impervious Surface Placement

1. Structures and impervious surfaces must meet OHWL setback standards for the relevant district
2. Structures and impervious surfaces must meet bluff setback standards for the relevant district

Structure Height

1. Structures, including accessory structures, must not exceed maximum height limits for the relevant district.
2. For the CA-SR district, structure height in the underlying zoning must be generally consistent with the height of the mature treeline, where present, and existing surrounding development as viewed from the OHWL of the opposite shore.

Subdivision

1. The width of new lots in the CA-ROS district abutting the Mississippi River must be at least 200 feet unless alternative design standards are used.

MORE INFORMATION

Please contact Matthew Bauman (matthew.bauman@state.mn.us) at the Minnesota Department of Natural Resources for additional information.

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LOCAL PLANNING
HANDBOOK

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