

Proposed MRCCA Land Use Districts v.6.1 (08/04/2010)

CA-1. This district is limited to specific publicly-owned existing and planned future park lands and natural areas adjoining or readily visible from the river.

Intent: Lands within 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 will be protected and restored, and public access to the river will be encouraged.

Standards: These lands will be subject to restrictive vegetative management and shoreline buffer standards. Structures will be lower in height than in other districts and set back and screened from the river unless a waters-edge location is essential.

CA-2. This district includes rural lands that are riparian or readily visible from the river, as well as privately-owned islands.

Intent: Lands within this district will be managed to preserve the rural character, and protect and restore existing scenic, natural, and historic areas.

Standards: Structure heights will be lower than in other districts and vegetative screening will be required. In riparian areas, shoreline buffers will be required for new development. Lot size and density will be regulated. Conservation subdivisions and open space preservation will be encouraged for all new development. Structure setbacks will be greater than in other districts.

CA-3. This district includes developed neighborhoods that are riparian or readily visible from the river, or adjoining land in District CA-1.

Intent: Lands within this district will be managed to protect the scenic and natural values of the river corridor.

Standards: Structure heights will be lower than in other districts and vegetative screening will be required. Structure setbacks will be greater than in other districts (but not as great as in Districts CA-1 and CA-2). In riparian areas, shoreline buffers will be required for new development. Lot size and density will be guided by underlying zoning.

CA-4. This district includes historic downtown areas where the developed landscape extends to the shoreline with predominantly mixed uses and, frequently, small lots.

Intent: Lands within this district will be managed to protect historic and cultural resources and provide public access to the river.

Standards: Controls will focus on protecting historic and cultural resources and limiting height of new structures to ensure consistency with surrounding development. Shoreline vegetation will be preserved or reestablished. Lot size and density will be guided by underlying zoning.

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

Intent: Lands within this district will be managed with more flexibility, except where development may affect the river corridor.

Standards: Lot size and density will be guided by underlying zoning. Structure heights will be limited to minimize visibility from the river.

CA-6. This district includes highly urbanized mixed-use lands that are a part of the urban fabric of the community. These areas may include urban park lands and institutions, and commercial and industrial uses that are both river-dependent and non-river-dependent.

Intent: Lands within this district will be managed in a manner that allows for change and transition without negatively affecting important features of the river corridor.

Standards: In riparian areas, shoreline vegetation should be preserved or reestablished and stormwater management will be required. Public access to the riverbank should be maintained or provided where practical. Lot size and density will be guided by underlying zoning. Structure heights will be limited to ensure they do not block views of bluffs and river features.

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

Intent: Lands within this district will be managed with the greatest flexibility.

Standards: Building heights will not be limited in these districts, though tiering will be encouraged. Dimensional standards will be guided by underlying zoning. Where practical, public opportunities to view the river or access the riverfront should be provided.