

Dimensional Standards - Comparison of Preliminary Draft & Current MRCCA Standards

Notes:

- The preliminary draft standards in this table were presented at the work group meeting on August 12, 2010. While the format has changed to aid comparisons, the content of the preliminary draft standards has not changed.
- The DNR is revising the proposed districts and preliminary draft standards 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 by District

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, including wind generators/turbines and cell phone towers, shall be no taller than the heights specified for each district: Exceptions: (1) expansion of existing industrial complexes, such as refineries and storage areas; (2) barns, silos, and similar farm structures; (3) bridges, bridge approach roadways, and public utilities; and (4) historic structures and sites on the inventory of the State Historical Society or the National Register of Historical Places.	25'	35'	35'	45'	45'	65'	None	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.

Summary of Current Height Standards by LGU

The following summary tables were compiled by the DNR based on information provided by local staff and officials during meetings with each LGU in January - February 2010. Exceptions vary. Check your local zoning ordinance for accurate information on existing standards in your community.

Northwest LGUs	Current Height Standards
Champlin, Coon Rapids, Dayton, Ramsey	≤35'
Brooklyn Center	IDR (35')
Anoka, Brooklyn Park, Fridley	Underlying Zoning

Urban West LGU	Current Height Standards
Minneapolis	35', with exceptions in specified districts or by CUP

Urban East LGUs	Current Height Standards
Mendota, Mendota Heights	≤35'
Lilydale	35', 50' by CUP or PUD
St. Paul	Urban Open Space = 40' Urban Diversified = Underlying Zoning

Southeast LGUs	Current Height Standards
Cottage Grove, Inver Grove Heights, Maplewood, Newport, Rosemount, St. Paul Park, Townships	≤35'
Hastings	IDR (35')
South St. Paul	50', 75' by CUP for industrial smokestacks

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		
Structure Setback (OHWL)	<p>New and expansion of existing structures must meet distances specified for each district (from the OHWL):</p> <p>Exceptions:</p> <ol style="list-style-type: none"> public safety facilities, public bridges/approaches, railroad sidings, and minor public and private roadways serving river-dependent uses; public recreation facilities, including scenic overlooks, observation platforms, trails, docks, and boat launching facilities; approved 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; above-ground pumping stations for sewer lines which shall be screened from view of the river; designated historic structures or sites; and one water oriented accessory structure. <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 SIZ.</p> <p><i>See also Sheet 5a – Uses and Sheet 5b - Facilities</i></p>	200'	200'	100'	75'	NA	75'	75'	<p>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:</p> <p>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.</p>	<p>F. Dimensional standards and criteria*</p> <p>4. Structure setbacks.</p> <p>b. All new structures and roads shall meet the following minimum setbacks:</p> <ol style="list-style-type: none"> 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. 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. Urban Diversified district: the structure or road shall be placed no less than 40' from the bluffline. <p>c. Exceptions to setback provisions shall be:</p> <ol style="list-style-type: none"> public safety facilities, public bridges and their roadway approaches, railroad sidings, minor public and private roadways serving water-related uses on the riverfront; public recreation facilities, scenic overlooks, public observation platforms, the regional trail system, docks, boat launching facilities; 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; construction of above-ground pumping stations for sewer lines which shall be screened from view of river; reconstruction or restoration of historical structures or sites on the Inventory of the State Historical Society or National Register of Historic Places.
Structure Setback (Bluff)	<p>New and expansion of existing structures must meet distances specified for each district (from the top of bluff):</p> <p>Exceptions & Setback Averaging same as above for OHWL.</p> <p><i>See also Sheet 2: Bluffs & Steep Slopes</i></p>	100'	100'	40'	40'	40'	40'	40'		

Structure setback from tributaries = 75'

Summary of Setback Standards by LGU

The following summary tables were compiled by the DNR based on information provided by local staff and officials during meetings with each LGU in January - February 2010. Exceptions vary. Check your local ordinance for accurate information on existing standards in your community.

Northwest LGUs	Current OHWL Setback	Current Bluff Setback
Anoka	100'	None
Champlin, Coon Rapids, Fridley		40'
Brooklyn Center	IDR (100')	IDR (40')
Brooklyn Park	100' new development, no more encroachment developed	40' new development, no more encroachment developed
Dayton	200' ag district/unsewered,	100' ag, 40' other
Ramsey	100' other/sewered	35' unsewered, 20' sewered

Urban West LGU	Current OHWL Setback	Current Bluff Setback
Minneapolis	50'	40'

Urban East LGUs	Current OHWL Setback	Current Bluff Setback
Lilydale, Mendota Mendota Heights	100' (NA in Mendota)	40'
St. Paul	50' sewered, 75' unsewered	

Southeast LGUs	Current OHWL Setback	Current Bluff Setback
Denmark**, Nininger, Ravenna	200'	100' (**30')
Rosemount	100' (NA in Maplewood)	100' ROS, 40' UDD'
Cottage Grove, Grey Cloud Island		100'
Inver Grove Heights, Maplewood, South St. Paul, St. Paul Park		40'
Newport	50'	30'
Hastings	IDR (200' ROS, 100' UDD)	IDR (100' ROS, 40' UDD)

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		
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 ; LGUs that do not will be subject to impervious surface coverage limits specified for each district (these limits apply to individual lots, parcels, and new subdivisions and PUDs): Exceptions: Additional impervious surface coverage may be allowed for lots in PUDs and conservation subdivisions.	10%	15%	25%	30%	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	No less than 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

Building Height = the distance measured from the lowest adjacent grade, to the highest point of flat roofs or mansard roofs, to the average height between the eaves and the highest ridge for pitched or hipped roofs, or to the highest point of any equipment mounted on the building. Height for non-building structures is measured from the lowest adjacent grade to the highest point of the structure.

Shore Impact Zone (SIZ) = land located between the OHWL and a line parallel to it at 1/2 the required structure setback from the OHWL (but not less than 50'), or 50' landward of the OHWL in agricultural areas.

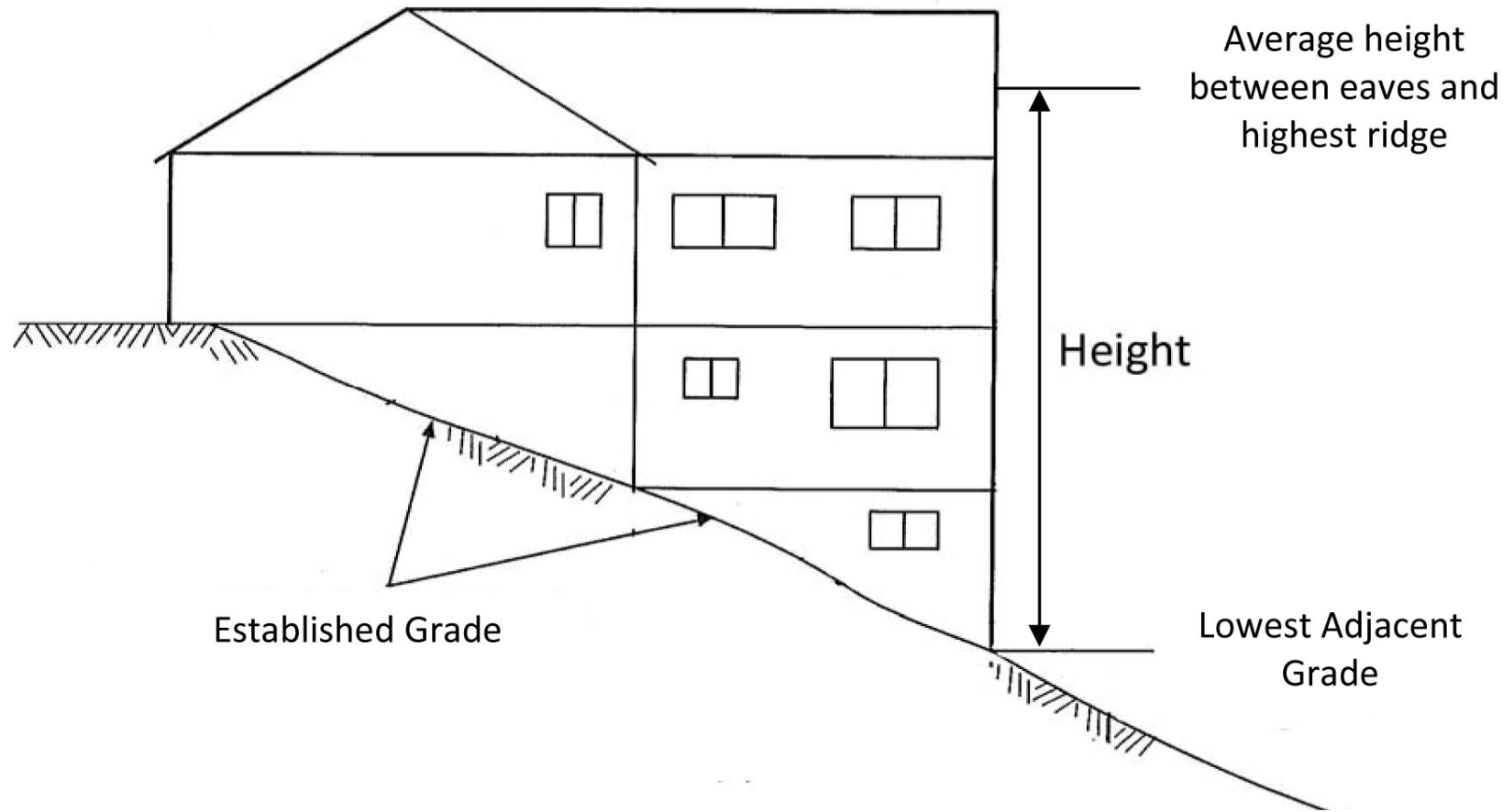
Structure = anything constructed or installed or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. Structure also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs.

Suitable Area = the area remaining on a lot or parcel of land after the SIZ, bluffs, very steep slopes, 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. (Water-oriented accessory structures shall be no taller than 12' in height, no larger than 120 sq ft, and no closer than 10' from OHWL.)

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

Building Height



Shore Impact Zone (SIZ)

