

Proposed Draft MRCCA Standards

Sheet 1: Dimensional Standards by District

Standard Type	Draft Standard Narrative	Districts						
		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:*	25'	35'	35'	45'	45'	65'	None
Structure Setback - OHWL	New and expansion of existing structures must meet distances specified:** (Tributaries will have a structure setback = 75')	200'	200'	100'	75'	NA	75'	75'
Structure Setback - Top of Bluff	New and expansion of existing structures must meet distances as provided in Sheet 2 - Bluffs & Steep Slopes .	See Sheet 2 - Bluffs & Steep Slopes						
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 as specified:***	10%	15%	25%	30%	Underlying Zoning		
Lot Size	Lot area and width for conventional subdivisions and commercial and industrial lots (excluding land below the OHWL) shall be determined as specified:****	NA	No less than 200' width, 2 acre area	Underlying Zoning				
Density	Development density shall be determined as specified:****	NA	Suitable Area ÷ Lot Size	Underlying Zoning				

* **Height 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; (4) historic structures and sites on the inventory of the State Historical Society or the National Register of Historical Places. See next page for a definitions of **Structure** and **Building Height**.

****OHWL Setback Exceptions:** (1) public safety facilities, public bridges/approaches, railroad sidings, and minor public and private roadways serving river-dependent uses; (2) public recreation facilities, including scenic overlooks, observation platforms, trails, docks, and boat launching facilities; (3) 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; (4) above-ground pumping stations for sewer lines which shall be screened from view of the river; (5) designated historic structures or sites; and (6) one water oriented accessory structure (12' height, 120 sq ft, ≥10' from OHWL). Public roads, rail lines, and non-water oriented parking areas must meet structure setbacks and are not allowed within the **shore impact zone (SIZ)**. Setback averaging is allowed where principal structures exist on the adjoining lots on both sides of the proposed building site; however, no structures are allowed within the **SIZ**. Subsurface Sewage Treatment Systems (SSTS) tanks must be set back 50' and absorption areas 75' from the OHWL.

*****Impervious Surface Limit Notes:** These limits apply to individual lots, parcels, and new subdivisions and PUDs. Additional impervious surface coverage may be allowed for lots in PUDs and conservation subdivisions.

*****Lot Size & Density Exceptions:** Lot size may be smaller and density bonuses may be provided for PUDs and conservation subdivisions as provided in **Sheet 6 – Subdivisions & PUDs.**

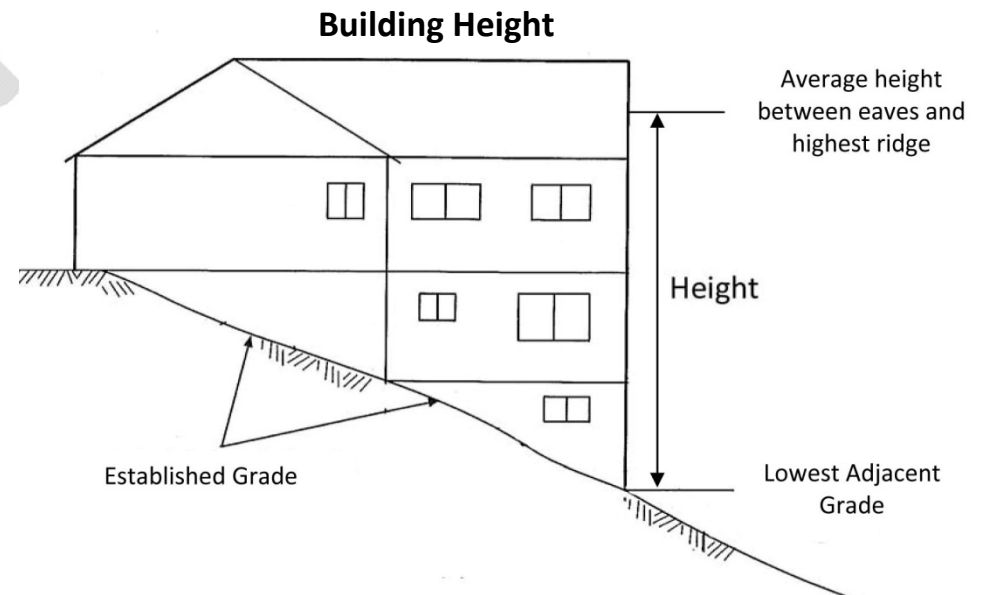
DEFINITIONS

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 as 1/2 the required structure setback from the OHWL (but not less than 50') or the area 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, rights-of-way, existing roads, historic sites, wetlands, designated floodways, and land below the OHWL are subtracted.



Shore Impact Zone (SIZ)

