

# Proposed Draft MRCCA Standards

The following standards apply corridor-wide, unless specified otherwise.

## Sheet 2: Bluffs & Steep Slopes

	Standard Type	Draft Standard Narrative	Districts						
			CA-1	CA-2	CA-3	CA-4	CA-5	CA-6	CA-7
<b>Bluffs</b> (≥30% slope, ≥25' rise)	<b>Structure Setback - Top of Bluff</b>	New and expansion of existing <b>structures</b> are not allowed on bluffs or within the distances specified from the top of a bluff:*	100'	100'	40'	40'	40'	40'	40'
<b>Very Steep Slopes</b> (≥18% slope measured over 50' run)	<b>Slope Preservation Zone (SPZ)</b>	Land on and within 20' of bluffs and very steep slopes is known as the <b>slope preservation zone (SPZ)</b> . No structures, <b>intensive vegetation clearing</b> , land alteration, or construction activities are allowed within the <b>SPZ</b> , and a natural vegetative buffer must be maintained as provided in <b>Sheet 4 - Vegetation &amp; Buffers.**</b>	Applies in all districts.						
<b>Steep Slopes</b> (12-18% slope, measured over 50' run)	<b>Conditions for Development</b>	<b>Structures</b> may be permitted on slopes >12%, but <18%, when the following conditions are met: (1) the applicant can demonstrate that the development can be accomplished without increasing erosion; (2) the soil types and geology are suitable for slope development; and (3) there is proper management of vegetation to control runoff.	Applies in all districts.						

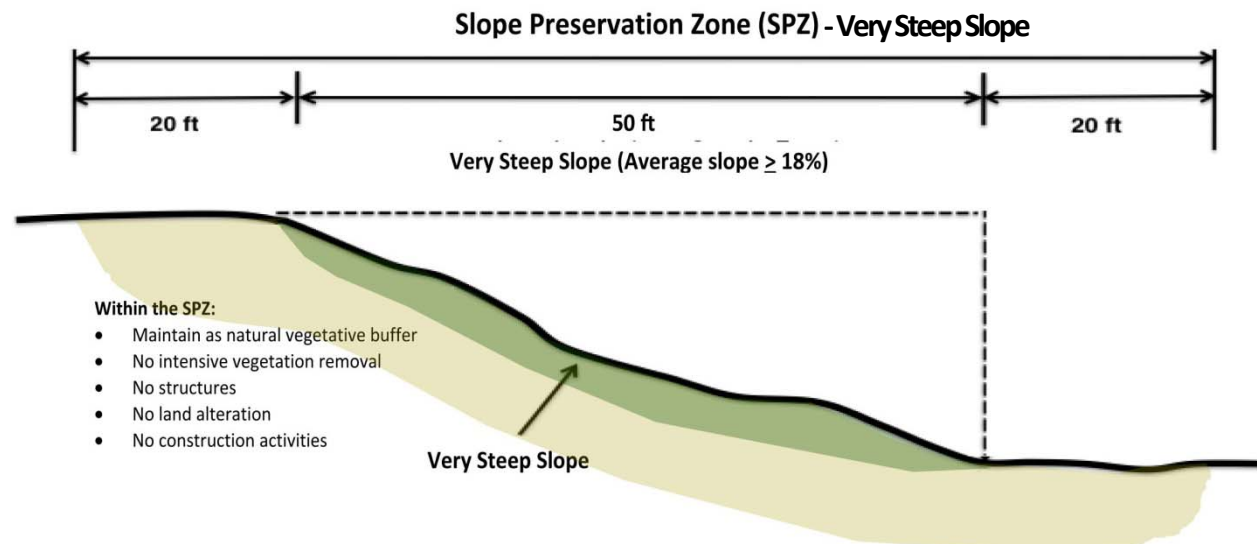
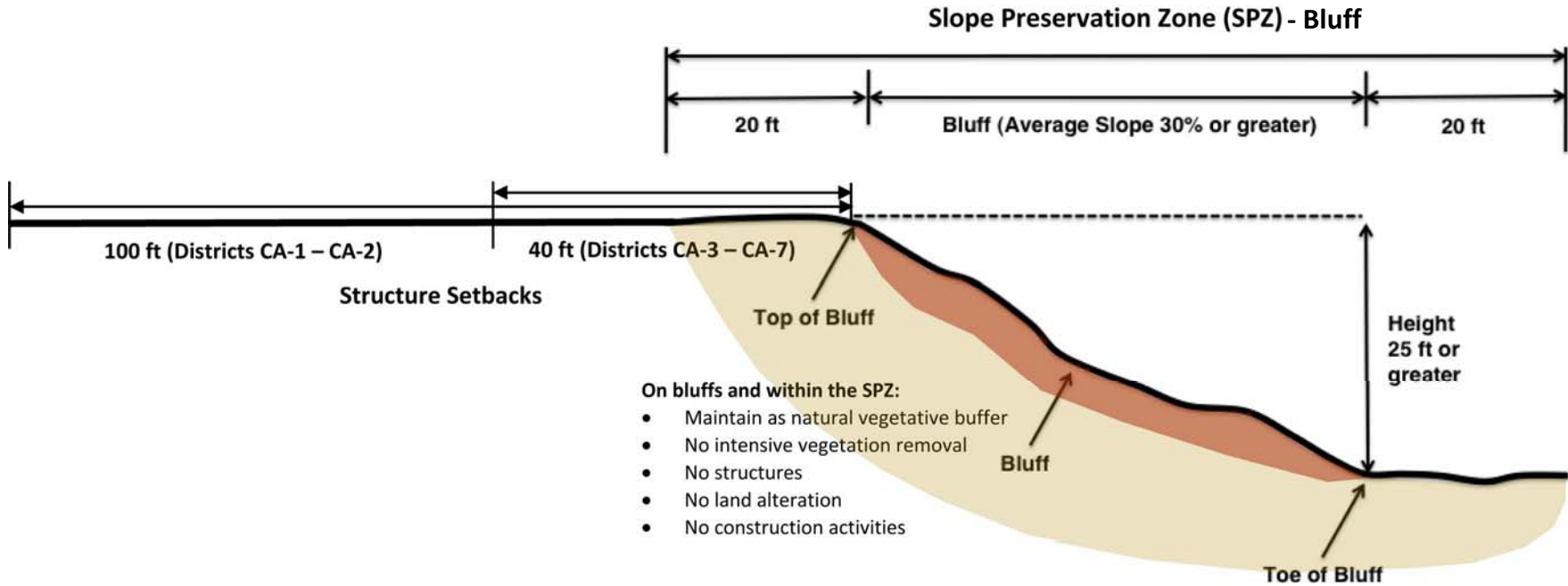
**\*Setback Exceptions:** (1) public safety facilities, public bridges/approaches, railroad sidings, and minor public and private roadways serving water-related uses on the riverfront; (2) public trails and overlooks providing access to, and views, of the river; (3) approved river crossings of public 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 from the surface of the river or opposite shore; (5) the reconstruction/restoration of designated historic structures or sites. Public roads, rail lines, and non-water oriented parking areas must meet structure setbacks and are not allowed within the **SPZ** when other reasonable placement alternatives exist, consistent with the purpose of the facility. 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 **SPZ**.

**\*\* SPZ Exceptions:** (1) permitted stairways, lifts, and landings; (2) public trails and overlooks providing access to and views of the river; (3) rock riprap, boulder walls, and retaining walls, which may only be used for the correction of an established erosion problem (as determined by a PE and/or person with certification in erosion control) that cannot be controlled through the use of vegetation, slope stabilization using mulch, biomat, or similar bioengineering means, in which case LGU approval is required. Limited vegetation removal in the **SPZ** is allowed for: (1) installation of the structures listed as exceptions above; (2) the removal of trees or branches that pose a safety hazard; (3) the removal of invasive species; (4) woodland/habitat management activities; and (5) permitted agricultural practices provided the **SPZ** is maintained in perennial vegetation.

## DEFINITIONS

**Intensive Vegetation Clearing** = substantial removal of trees or shrubs in a contiguous patch, strip, row or block.

**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.



*Note: Diagrams not to scale.*