

WATER BODY PROTECTIONS CHEAT SHEET



What Are The Impacts of MRCCA & Shoreland Ordinances On Property Owners?

Both the MRCCA & Shoreland Ordinances provide guidance on what, where, and how property owners can build near water bodies while outlining protections for vegetation and wildlife. These guidelines apply *in addition* to any base zoning that might exist for your property. If your property isn't immediately adjacent a water body but still within an MRCCA or Shoreland district, you likely see minimal impacts when building a new structure on your property. Before building in either a Shoreland or MRCCA district, it is recommended a property owner consult with the City's Community Development Department.

WATER BODY DEVELOPMENT STANDARDS

		Impacted Water Bodies			
		Upper Twin Middle Twin	Palmer Lake	Ryan Lake	Mississippi River
Classification		General Development	Natural Environment	Recreational Development	River Neighborhood (RN) Separated From River (SR)
Allowable Structure Height (max)		25 ft in residential districts (except churches). No height restrictions for non-residential districts.			35 ft Underlying Zoning
Height Measurement Process		Height is generally measured from the highest adjacent ground level, or 10 feet above the lowest adjacent ground level (whichever is lower), to the highest point of the roof. See full ordinance language for specific measurement standards.			Height is measured based on the side of the structure facing the Mississippi River
Setback From Water Body (min)		50 ft	150 ft	75 ft	100 ft N/A
Setback From Bluffs (min)		No setback requirement			40 ft
Allowable Land Uses	Permitted	Single family, duplex, triplex, and quadplex, commercial, some agriculture	Single family residential, some agriculture	Single family, duplex, triplex, and quadplex, commercial, some agriculture	
	Conditional	Residential & commercial PUD, water-dependent commercial, parks, industrial, agricultural	Duplex, triplex, quadplex, residential & commercial PUD, water-dependent commercial, commercial, parks, agricultural	Residential & commercial PUD, water-dependent commercial, parks, industrial, agricultural	
Lowest Allowable Floor Elevation		At least 3 ft above Ordinary High Water Level			
Land or Vegetation Alterations		Grading and filling permit required for: a. the movement of more than ten (10) cubic yards of material on steep slopes or within shore or bluff impact zones; and b. the movement of more than 50 cubic yards of material outside of steep slopes and shore and bluff impact zones.			Permit required for vegetation removal and land alterations
Allowable Impervious Coverage (max)		25 Percent			Underlying Zoning