

Chapter 519 "WS" Wild and Scenic River District

519.01 Purpose

The purpose of this District is to protect and preserve the scenic, recreational, natural and historical values of the Cannon River in Rice County by ensuring that development within this river corridor is consistent with the Wild, Scenic, and Recreational Rivers Statewide Standards (Minn. Rules, Parts 6105.0010 - .0250), (Minn. Rules Parts 6105.1550 - .1700) and the Wild and Scenic Rivers Act (Minn. Stat., 103F.301 -.345).

519.02 Designation of District

In order to preserve and protect the Cannon River and its adjacent land that possesses scenic, recreational, natural, and historical values, the Cannon River in Rice County has been given a Wild and Scenic River Classification. The boundaries outlining the land in Rice County subject to this designation are based upon the Cannon River Management Plan, Minnesota Rules, Part 6105.1680 and are delineated on the official zoning map of Rice County.

519.03 Permitted, Conditional and Accessory Uses, Wild and Scenic River District

- A. Permitted, conditional and accessory uses of land are as specified in Table 508-1. All other uses shall be prohibited except for the following governmental and public activities:
 - 1. Governmental campgrounds subject to management plan specifications
 - 2. Other governmental open space recreational uses subject to management plan specifications
 - 3. Government resource management for improving fish and wildlife habitat; wildlife management areas; nature areas; accessory roads
 - 4. Public access and trail access subject to management plan specifications
 - 5. Public access, road access with boat launching facilities subject to management plan specifications
- B. Permitted and conditional uses may be combined on a single parcel, provided that each use meets the dimensional standards of this Chapter and any specific standards of this Ordinance.
- C. Additional requirements, including standards for signs, parking, water supply, waste disposal and sewage treatment, are set forth in Chapters 505, 506 and 507 of this Ordinance, as well as other applicable provisions of this Ordinance and other County ordinances.

519.04 Height, Yard, Area and Lot Width and Depth Regulations

The following height, yard, area and lot width and depth regulations apply to all permitted and conditional uses in the WS Wild and Scenic River District.

- A. Lot size and density - Same as the A Agricultural District, except that the minimum lot size shall be 2.5 acres and the use of TDR's is not allowed. There shall be no more than one (1) dwelling unit per lot
- B. Lot width at building line - 200'
- C. Lot width at ordinary high water level - 200'
- D. Building setback from ordinary high water - 100'
- E. Building setback from top of bluff - 30'
- F. On site sewage treatment system setback from ordinary high water level - 75'
- G. Maximum structure height - 35'
- H. Controlled vegetative cutting area:
 - 1. Setback from ordinary high water level - 100'
 - 2. Setback from top of bluff - 20'

519.05 Flood Plain

Proposals located within a flood plain shall be consistent with Chapter 518 of this Ordinance.

519.06 Essential Public Services

All utility transmission crossing of land within the Wild and Scenic River district shall require a conditional use permit. The construction of such transmission services shall be subject to Minnesota Rules Part 6105.0170 - 0180.

519.07 Public Roads

In addition to such permits as may be required by Minnesota Statutes §103G.245, a conditional use permit shall be required for any construction or reconstruction of public roads within the Wild and Scenic River district. A conditional use permit is not required for minor public streets, which are streets intended to serve primarily as an access to abutting properties. Such construction shall be subject to the standards and criteria of Minnesota Rules, Part 6105.0190 - .0200.