

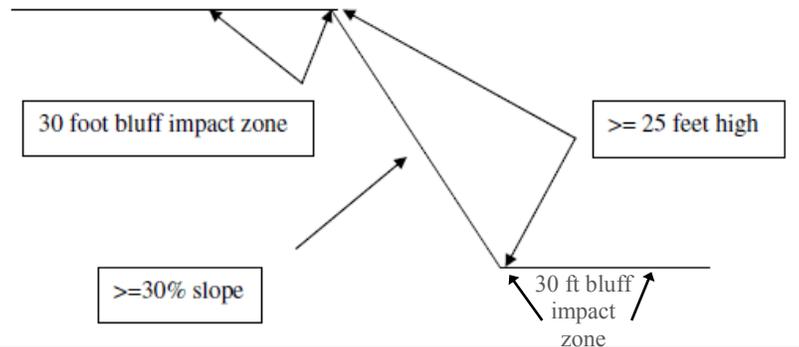
BLUFF FACTSHEET



What is a bluff?

A topographical feature such as a hill, cliff, or embankment having all of the following characteristics:

- Part or all of the feature is located in a **Shoreland** area
- The slope rises at least **25 feet** above the toe of the bluff
- The grade of the slope from the toe of the bluff to the top of the bluff averages **30%** or greater
- The slope drains toward the water body



The 30 ft bluff impact zone applies to top, toe, & sides of a bluff

Bluff Impact Zone

A bluff and land located within 30 feet of the bluff. A bluff impact zone is established for preservation and management of shoreland vegetation and soils, and all structural development is excluded from this zone, except for stairways, lifts and landings. Preserving and maintaining vegetation can protect soils, screen development, and maintain the natural appearance of bluff areas.

Toe of the Bluff

The point at the bottom of a bluff that is the lower end of a ten (10) foot segment with an average slope of eighteen (18) percent or is the OHWL, whichever is higher. This shall be used for the purpose of measuring setbacks.

Top of the Bluff

The point at the upper end of a bluff that is the higher end of a ten (10) foot segment with an average slope of eighteen (18) percent. This shall be used for the purpose of measuring setbacks.

Steep Slopes

Lands having average slopes over twelve (12) percent, as measured over horizontal distances of fifty (50) feet or more, that are not bluffs. Generally, this is land where agricultural activity or development is either not recommended or described as poorly suited due to slope steepness and the site's soil characteristics, as mapped and described in available County Soil Surveys or other technical reports, unless appropriate design and construction techniques and farming practices are used in accordance with the provisions of this Ordinance.

Ordinance requirements

Sect. 14, Sub.5, (2) A. (2) Additional Structure Setbacks. The following additional structure setbacks apply, regardless of the classification of the waterbody:

Setback From:	Setback (in feet)
a. top of bluff;	30

Sect. 14, Sub. 5, 3. 4. B: Setbacks. Roads, driveways, and parking areas must meet structure setbacks and must not be placed within bluff and shore impact zones, when other reasonable and feasible placement alternatives exist. If no alternatives exist, they may be placed within these areas by variance, and must be designed to minimize adverse impacts.

Wondering if you have a bluff??? You can hire a land surveyor or contact Zoning staff @ (763)-428-4450.