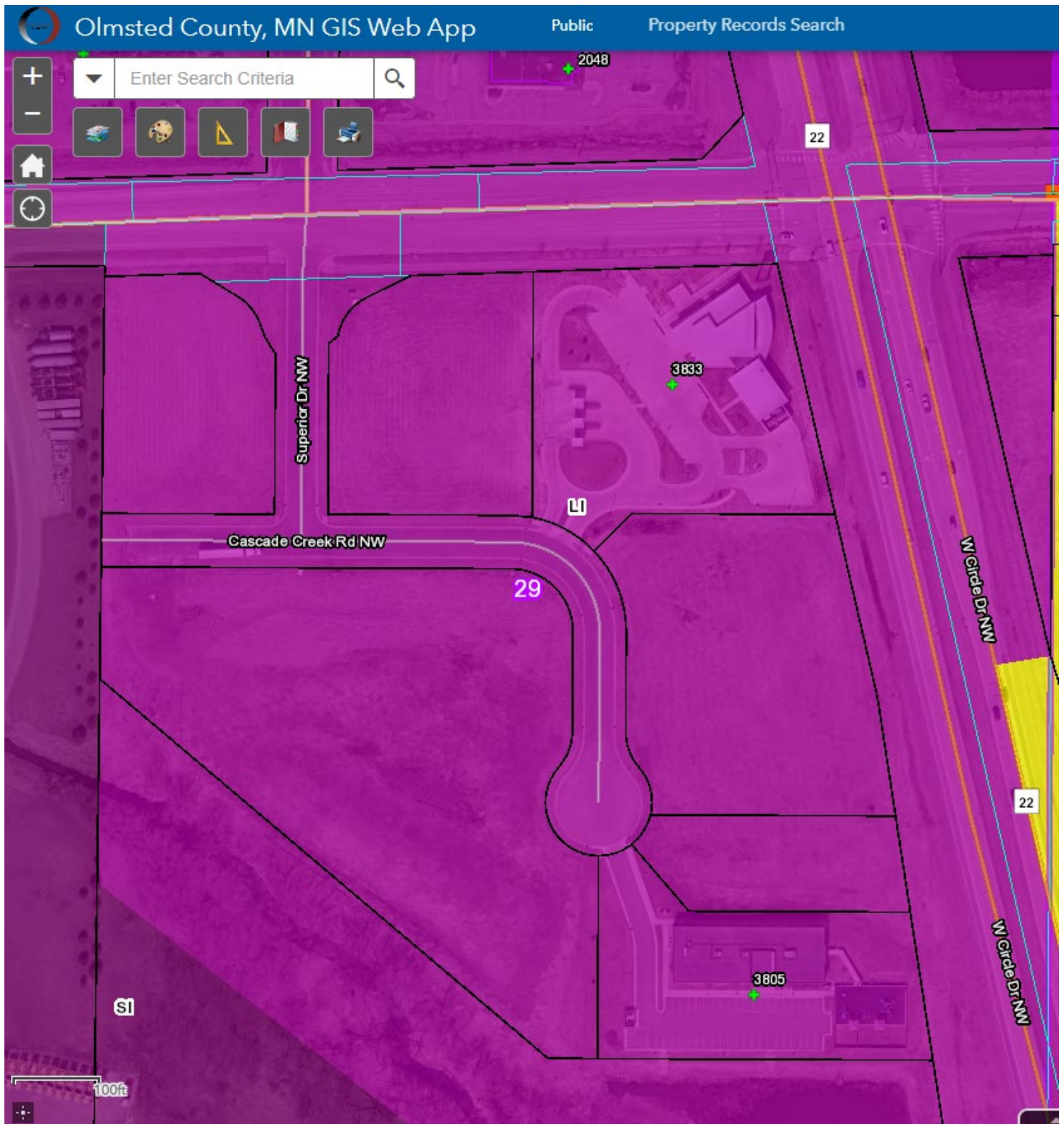


Creekside Holdings Development – LI Zoning



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**O. LI – Light Industrial**

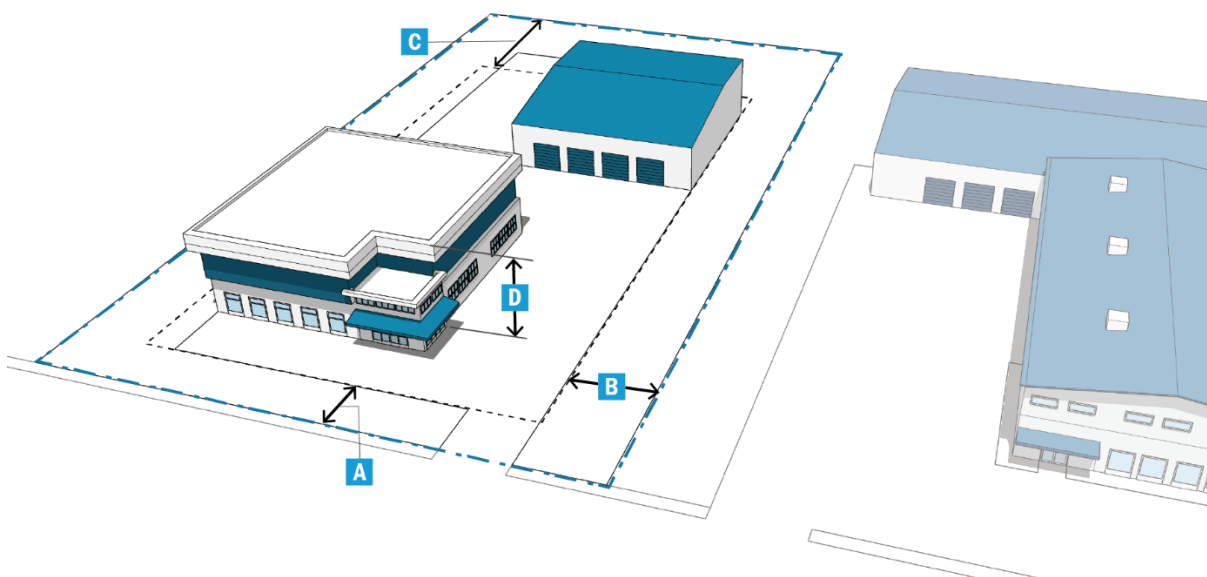
**1. Purpose**

The LI district provides an area for a mixture of commercial and industrial uses that do not generate significant adverse operational or traffic impacts, that are served by major thoroughfares providing direct access or a local street system with direct access to major thoroughfares, and with an adequate level of buffering, could be located in reasonable proximity to residential areas.



## 2. Dimensional Standards

Table 200.03-15 LI Lot and Building Standards		
Lot Dimensions (Minimum)		
	Lot Area	None
	Lot Width	None
Building Setbacks (Minimum in feet)		
<b>A</b>	Front	25
<b>B</b>	Interior Side	None
	Street Side	12
	Minimum Sum of Interior Side Yards	None
<b>C</b>	Rear	10 [1]
Building/Structure Height (Maximum in feet)		
<b>D</b>	Primary Structure	40 [1]
<b>E</b>	Accessory Structure	None [2]
<b>NOTES</b> [1] Rear Yard may be reduced to 0 feet when abutting a railroad. [2] If within 100 feet of an Agricultural and Residential District, then 50 feet maximum height for accessory structures.		



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## Chapter 60.300 Use Regulations

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### Section 60.300.010 INTRODUCTION

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#### A. Organization of the Table

1. The regulations of this Section 60.300.010 identify the uses allowed in each zone district and the general standards that shall apply to the development of specific uses within each district. Each use listed in Table 300.01-1, Allowed Uses Table, has a corresponding definition located in Section 60.600.030, Definitions.
2. In Table 300.01-1, Allowed Uses Table, land uses are classified into general use categories and specific uses based on common functional, product, or physical characteristics such as the type and amount of activity, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts.
3. For certain uses, Use-Specific Standards above those imposed by the other Sections of the UDC are applied to address impacts that the specific use may have. In the Allowed Uses Table, an asterisk denotes if a Use-Specific Standard applies.

#### B. Allowed Uses Table

1. A “S” in a cell of the Allowed Uses Table indicates the use is permitted after Staff confirmation that the use is available in that zone district and that the use complies with the Use-Specific Standards cross-referenced in the right-hand column of that row of the table. A use that is listed as an S use is also permitted as an accessory use in that zone district.
2. A “P” in a cell of the Allowed Uses Table indicates the use is subject to Planning Commission approval pursuant to Section 60.500.050A Conditional Use Permit in that zone district, subject to compliance with the Use-Specific Standards cross-referenced in the right-hand column of that row of the table. A use that is listed as an S use is also permitted as an accessory use in that zone district.
3. A “C” in a cell of the Allowed Uses Table indicates the use is subject to City Council approval pursuant to Section 60.500.040NL, Conditional Use Permit Approved by City Council, in that zone district, subject to compliance with the Use-Specific Standards cross-referenced in the right-hand column of that row of the table. The approval of a Conditional Use may not be limited to a stated period of time, but approval of a time-limited interim use may be available as described below in provision 5 of this subsection. A use that is listed as an S use is also permitted as an accessory use in that zone district.
4. A “V” in a cell of the Allowed Uses Table indicates that the use is subject to Planning Commission approval pursuant to Section 60.500.050A, Conditional Use Permit, provided that it takes place in an existing building or structure that the applicant

documents has been vacant for a period of five consecutive years and that it complies with any Use-Specific Standards referenced in the final column of the permitted use table and with all other applicable requirements of the LDM. All uses that were permitted by right when they were established, but that are now listed as a “V” uses will be deemed to have already obtained approval and the City will issue written confirmation of that fact at the request of the property owner.

5. A “I” in a cell of the Allowed Uses Table indicates that the use is permitted as an interim primary use subject to any Use-specific Standards referenced in the right-hand column of that row of the table. Interim uses require approval by City Council, any approval must state a period of time during which the use may operate.
6. A “A” in a cell of the Allowed Uses Table indicates that the use is permitted as an accessory use only in support of a permitted use on the site, and subject to the Use-Specific Standards cross-referenced in the right-hand column of that row of the table.
7. A “T” in a cell of the Allowed Uses Table indicates that the use is permitted subject to the issuance of a temporary permit, subject to the Use-Specific Standards cross-referenced in the right-hand column of that row of the table.
8. A “\*” next to a use in the Allowed Uses Table indicates that a Use-Specific Standard cross-referenced in the right-hand column of the table applies to the use in the zoning district where the “\*” appears. Details about the Use-Specific Standards are in Section 60.300.020.
9. A blank cell in the Allowed Use Table indicates that the use is not permitted in that zoning district.

### **C. Unlisted Uses and Structures**

When a proposed primary, accessory, or temporary land use is not explicitly listed in the Allowed Use Table, the use is not permitted in Rochester, unless the Community Development Director determines that it is included in the definition of a listed use or is so similar to a listed use that it shall be treated as the same use. The Director shall make that determination based on a comparison of the size, scale, operating characteristics, multi-modal traffic impacts, storm drainage impacts, utility impacts, and neighborhood impacts of the proposed use with other uses listed in the Allowed Use Table. The Director’s interpretation shall be made available to the public and shall apply to future uses with the same characteristics until the Director makes a different interpretation or this UDC is amended to treat the use differently.

### **D. Relation to Local, State, or Federal Laws**

1. Pursuant to authority by Minnesota Statutes, Section 462.3593. Subdivision 9, the City opts-out of the requirement of Minnesota Statutes 462.3593 that defines and regulates Temporary Family Health Care Dwellings.



## Chapter 60.300: Use Regulations

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

2. All uses required by any local, state, or federal government to have an approval, license, or permit to operate are required to have that local, state, or federal approval, license, or permit at the time the use is established.

### 3. Allowed Uses Table

Table 300.01-1 Allowed Uses Table																				
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																				
Zoning districts and subdistricts (where applicable)	Residential and Agricultural						Mixed Use										Non-Residen- tial			Use-Specific Standards
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	MX-T		MX-D			BP	LI	SI	
												Corridor	Node	Village	Fringe	Medial				
Residential Uses																				
Household Living																				
Dwelling, Single-Family Detached	S	S	S	S																
Dwelling, Twin-Home			S	S	S	S	S													
Dwelling, Attached			S	S	S	S	S	S				S	S	S	S	S	S			
Dwelling, Duplex, Same Lot			S	S	S	S	S				S	S								
Dwelling, Triplex			S	S	S	S	S				S	S								
Dwelling, Fourplex			S	S	S	S	S				S	S								
Dwelling, Multifamily				S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*			Section 60.300.020B.3
Dwelling, Live/Work				S	S	S	S	S	S		S	S	S	S	S					
Dwelling, Cottage Development			S*	S*	S*	S*	S*	S	S			S	S	S						Section 60.300.020B.2
Manufactured Home Park			P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			Section 60.300.020B.4
Group Living																				
Congregate Housing			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			Section 60.300.020B.1
Dormitory															P	P	P			Section 60.300.020B.1
Medical Stay Dwelling Unit		S	S	S	S	S	S	S	S	S	S	S	S							
Nursing Home		P*	P*	P	S*	S*	P	S	S	S	S	S	S	S	S	S	S			Section 60.300.020B.5

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	Residential and Agricultural						Mixed Use										Non-Residential			
Zoning districts and subdistricts (where applicable)	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	MX-T		MX-D			BP	LI	SI	Use-Specific Standards
Offender Transitional Housing		C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*		Section 60.300.020B.6
Residential Care Facility		S/ P*	S/ P*	S/ P*	S/ P*	S/ P*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*				Section 60.300.020B.7
Public, Institutional, and Civic Uses																				
Art Gallery, Museum, and Library	P	P	P	P	S	S	S	S	S	S	S	S	S	S	S	S				
Cemetery	P*	P*	P*	P*	P*	P*														Section 60.300.020C.1
College or University						P		P	P	P	P	P	P	P	P	P				
Community Center	P*	P*	P*	P*	P*	P*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*				Section 60.300.020C.2
Community Garden	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*				Section 60.300.020C.3
Correctional Facility											C						C	C	C	
Day Care Facility	S/ P	S/ P*	S/ P*	S/ P*	S/ P*	S/ P*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	P*	P*	P*	Section 60.300.020C.4
Emergency Service	P*	P*	P*	P*	P*	P*	P*	P*	S*	S*	S*	P*	P*	P*	P*	P*	S*	S*	S*	Section 60.300.020C.5
Funeral Home		P	P	P	S*	S*	S	S	S	S	S							S		Section 60.300.020C.6
Medical Facility		P*	P*	P*	P*	P*	S*	S	S	S	S	S	S	S	S	S				Section 60.300.020C.7
Place of Worship	S	S	S	S	S	S	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*				Section 60.300.020C.8
Public Park	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	
School	S*	S*	S*	S*	S*	S*	P*	P*	P*	P*	P*			P*						Section 60.300.020C.9
Social Services	P	P*	P*	P*	P*	S*	S	S	S	S	S	S	S	S	S	S				Section 60.300.020C.10

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Section 60.300.010D: Relation to Local, State, or Federal Laws

**Table 300.01-1 Allowed Uses Table**

S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an \* = use-specific standards apply

	Residential and Agricultural						Mixed Use										Non-Residential					
Zoning districts and subdistricts (where applicable)	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	MX-T			MX-D			BP	LI	SI	Use-Specific Standards	
												Corridor	Node	Village	Fringe	Medial	Business					
Specialized Education						S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Commercial Uses																						
Agricultural and Animal Uses																						
Agriculture Production	S	P*	P*	*														S	S	Section 60.300.020D.2		
Agriculture Retail	S						S			P								S	S			
Veterinary and Animal Services	S*			S	S	S	S*	S*	S*	S*		S*	S*	S*	S*	S*	S*	S*	S*	S*	Section 60.300.020D.27	
Entertainment and Recreation																						
Adult Entertainment										S*		S*	S*	S*	S*		S*		S*		Section 60.300.020D.1	
Auditorium or Civic Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Campgrounds or RV Park	P*									P*											Section 60.300.020D.8	
Indoor Entertainment or Recreation					P*	P*	S*	S*	S	S	S	S	S	S	S		S	S	S	S	Section 60.300.020D.12	
Indoor Gun Range										C*									C*	C*	Section 60.300.020D.13	
Outdoor Entertainment or Recreation						P*		P*	S*	S*	P*	P							S*		Section 60.300.020D.18	
Food, Beverage, and Lodging																						
Bar or Tavern							P*	S	S	S*	S	S	S	S	S*	S	S	P	P*		Section 60.300.020D.5	
Bed and Breakfast			P*	P*	P*	P*	S	S	S	S	S										Section 60.300.020D.6	
Fast Food Restaurant						P*	P*	S*	S	S	S	S	S	S	S	S	S	S	S	S	Section 60.300.020D.9	
Hotel or Motel								S	S	S	S	S	S	S	S	S	S		P			



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												Corridor	Node	Village	Fringe	Medial	Business				
Neighborhood Food and Service			P	S	S	S	S*	S*	S	S	S	S	S	S	S	S	S				Section 60.300.020D.16
Standard Restaurant						P*	S	S*	S*	S*	S*	S*	S*	S*	S	S*	S	S	S*	S*	Section 60.300.020D.22
Office, Business, and Professional Services																					
Art Studio and Workshop				V		S	S	S	S	S	S	S	S	S	S	S	S				Section 60.300.020D.4
Business or Personal Service				S*	S*	S*	S*	S*	S	S*	S*	S	S	S	S	S	S	S	S		Section 60.300.020D.7
Construction Office										P*									S*	S*	Section 60.300.020D.9
Financial Institution							S	S	S	S	S	S	S	S	S	S	S	S	S		
Office				S		P*	S*	S*	S	S	S	S	S	S	S	S	S	S	S		Section 60.300.020D.17
Research and Testing									P	S	S	S	S	S	P*	S	P	S	S	S	Section 60.300.020D.21
Retail Sales																					
Retail, Neighborhood				S	V	S	S*	S*	S	S	S	S	S	S	S	S	S				Section 60.300.020D.23
Retail, Small				P*	P*	S*		S*	S	S	S	S	S	S	S	S	S		S		Section 60.300.020D.24
Retail, Medium								P	S*	S	S	S	S	S		S			S		Section 60.300.020D.25
Retail, Large									P	S*	P*	S*	S*	S*		S*	P	S*			Section 60.300.020D.26
Vehicles and Transportation																					
Air Transportation										C*	C*								P*	P*	Section 60.300.020D.3
Automotive Center								P	P	S					S			S	S	S	
Automotive Repair Services, Major									P	S								P	S	S	

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												Corridor	Node	Village	Fringe	Medial	Business				
Fueling Station								P*	S*	S*				A*				S	S*	S*	Section 60.300.020D.11
Motor Freight and Warehousing									P	S*	P							P	S*	S*	Section 60.300.020D.14
Motor Vehicle Sales, Leasing or Storage									S	S*								S*	S*	S	Section 60.300.020D.15
Parking Garage					A*	A*				A*	S*	C*	C*	C*	C*	C*	C*	A*	A*	A*	Section 60.300.020D.19
Parking Lot	A	A*	A*	A*	A*	A*	A*	A*	S	S	S	C*	C*	C*	I	I	I	S	S	S	Section 60.300.020D.20
Public Transportation Dispatch Facility										S	P	P	P	S		P	P	S	S	S	
Railroad Transportation																				S	
Industrial Uses																					
Manufacturing, Processing, and Commercial Services																					
Artisan Manufacturing							S	S	S	S	P	S	S	S	S	S	S				
Heavy Commercial Services									S	S	P							P	S	S	
Heavy Industry																				S*	Section 60.300.020E.1
Light Industry										P								S	S	S	
Recycling Transfer Facility									S	S	S							P	S	S	
Repair and Maintenance Shop				P*		S*	S*	S*	S*	S*		S*		S*				S	S	S	Section 60.300.020E.4
Storage and, Distribution, and Wholesaling																					
Junkyard																				C*	Section 60.300.020E.2

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												Corridor	Node	Village	Fringe	Medial	Business				
Self Service Storage Facility									P*	S*	S				P*			P*	S*	S	Section 60.300.020E.6
Wholesale Facility									S*	S*	P							S*	S*	S*	Section 60.300.020E.7
Resource and Extraction																					
Landfill																				C	
Quarry	C*																		C*	C*	Section 60.300.020E.3
Sand or Gravel Excavation	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	C*	C*	C*	Section 60.300.020E.5
Utility, Communication, and Energy Uses																					
Commercial Wireless Telecommunication Service (CWTS)																					Section 60.300.020F.1
Co-Located on Existing Structure	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	
Freestanding	P*						P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Stealth on Existing Structure	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	
Communications Tower								P	P	P	P	P	P	P	S	P	P	S	S	S	
Geothermal Energy System	P	A*	A*	A*	A*	A*	A	A	A	A	A	A	A	A	A	A	A	A	P	P	
Solar Collector, Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P*	P*	P*	Section 60.300.020F.2
Utility, Major	C*						C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	Section 60.300.020F.3
Utility, Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

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Zoning districts and subdistricts (where applicable)	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	MX-T			MX-D			BP	LI	SI	Use-Specific Standards
												Corridor	Node	Village	Fringe	Medial	Business				
Wind Energy Conversion System (WECS), Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P*	P*	P*	Section 60.300.020F.3
Accessory Uses and Structures																					Section 60.300.020G.1
Accessory Dwelling Unit	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.5	
Animal Husbandry	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.6	
Billboard										A*									A*	Section 60.300.020G.7	
Drive-in Facility								A*	A*	A*	A*	A*	A*				A*	A*	A*	Section 60.300.020G.8	
Electric Vehicle Charging Station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Fuel Tank	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.9	
Garage	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.10	
Greenhouse	A	A*	A*	A*	A*	A*	A	A	A	A	A						A	A	A	Section 60.300.020G.11	
Home Occupation	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.12	
Outdoor Eating Area				A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*			Section 60.300.020G.13	
Recreational Vehicle Parking	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*						A*	A*	A*	Section 60.300.020G.14	
Recycling Drop Box					A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.15	
Related Service Facility	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.16	

## Chapter 60.300: Use Regulations

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

Table 300.01-1 Allowed Uses Table																					
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use;																					
A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																					
	Residential and Agricultural						Mixed Use										Non-Residen- tial				
Zoning districts and subdistricts (where applicable)	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	MX-T			MX-D			BP	LI	SI	Use-Specific Standards
												Corridor	Node	Village	Fringe	Medial	Business				
Residence for Caretaker or Security Guard										A*	A*							A*	A*	A*	Section 60.300.020G.17
Residential Management or Sales Office		A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.18
Swimming Pool or Tennis Court	A	A*	A*	A*	A*	A*	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 60.300.020G.19
Urban Agriculture	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 60.300.020G.20
Temporary Uses																					
Carnival or Festival	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.1
Contractor's Office and Yard	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.2
Food Truck	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.3
Garage Sale	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.4
Seasonal Sales	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.5
Storage Container	T*	T*	T*	T*	T*	T*	T*	T*	T*	A*	A*							A*	A*	A*	Section 60.300.020H.6

parking standards, do not occupy required landscaped areas, do not occupy required front setbacks, and do not obstruct sidewalks or walkways.

### c. Hours of Operation Restrictions

Neighborhood Retail uses may only operate during the times specified in the table below. If a district is not listed, then no hours of operation restrictions apply.

District	Permissible Hours of Operation
MX-N	6AM – 10PM
MX-S	6AM – 10PM

## 24. Retail, Small

### a. Access and Location Requirements

#### 1) Requirements in the R-2x and R-3 District

- (a) Uses shall not have vehicle access points from or channel a majority of the traffic generated by the use onto a Local residential street.
- (b) The site must provide direct access to a collector, arterial, or expressway.

#### 2) Requirements in the R-4 District

The use must be located at the intersection of a collector street and a higher order street.

### b. Outdoor Displays

Outdoor displays related to the retail use are permitted for a period of not more than 14 consecutive days on portions of the lot that are not needed to meet minimum parking standards, do not occupy required landscaped areas, do not occupy required front setbacks, and do not obstruct sidewalks or walkways.

### c. Hours of Operation Restrictions

Small Retail uses may only operate during the times specified in the table below. If a district is not listed, then no hours of operation restrictions apply.

District	Permissible Hours of Operation
R-2x	6AM – 7PM
R-3	6AM – 7PM
R-4	6AM -- 10PM
MX-N	6AM -- 11PM

## 25. Retail, Medium

### a. Outdoor Displays

Outdoor displays related to the retail use are permitted for a period of not more than 14 consecutive days on portions of the lot that are not needed to meet minimum



parking standards, do not occupy required landscaped areas, do not occupy required front setbacks, and do not obstruct sidewalks or walkways.

#### **b. Hours of Operation Restrictions**

Retail Trade uses may only operate during the times specified in the table below. If a district is not listed, then no hours of operation restrictions apply.

District	Permissible Hours of Operation
<b>MX-S</b>	6AM -- 10PM
<b>MX-C</b>	6AM -- 10PM

### **26. Retail, Large**

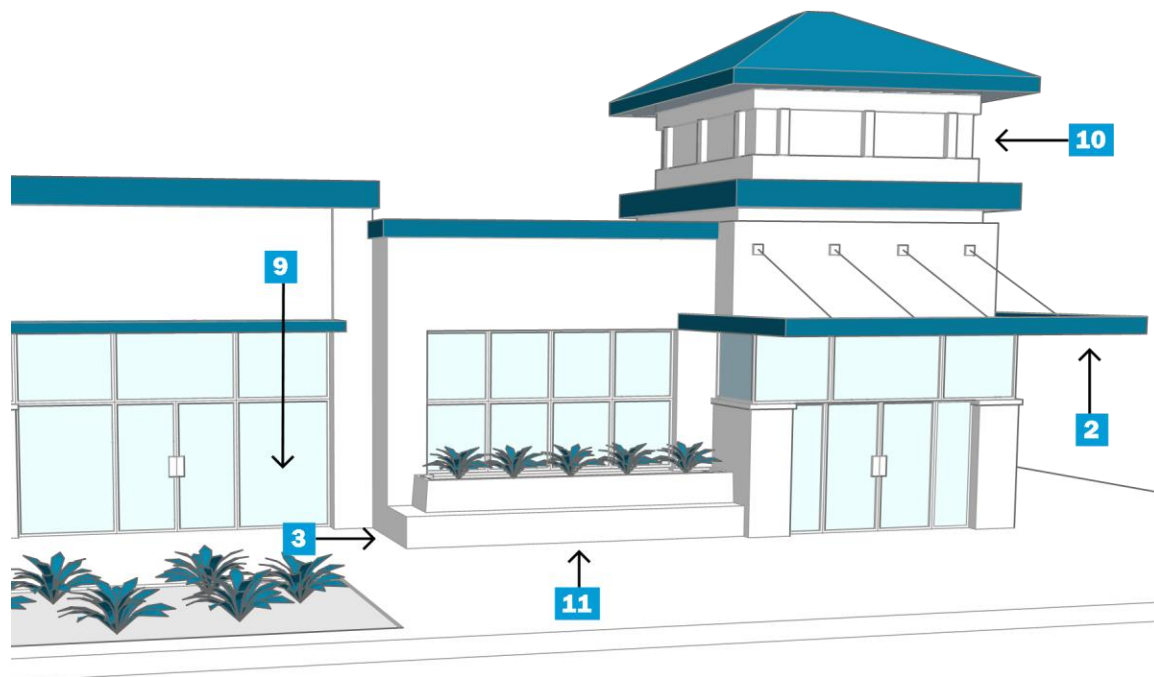
#### **a. Outdoor Displays**

Outdoor displays related to the retail use are permitted for a period of not more than 14 consecutive days on portions of the lot that are not needed to meet minimum parking standards, do not occupy required landscaped areas, do not occupy required front setbacks, and do not obstruct sidewalks or walkways.

#### **b. Building Entrances**

Large retail buildings shall have clearly defined, highly visible customer entrances featuring no less than three of the following elements:

- 1) Canopies or porticos;
- 2) Overhangs;
- 3) Recesses/projections;
- 4) Arcades;
- 5) Raised corniced parapets over the door;
- 6) Peaked roof forms;
- 7) Arches;
- 8) Outdoor patios;
- 9) Display windows;
- 10) Architectural detail such as tile work and moldings integrated into the building structure and design; or
- 11) Integral planters that incorporate landscaped areas and places for sitting.



### c. Building Articulation

- 1) Large retail buildings shall incorporate two or more of the following design elements on each façade visible from a street:
  - (a) Changes in wall plane, such as projections or recesses, having a wall offset of at least one foot depth, and located a minimum of every 40 feet. Each required offset shall have a minimum width of 10 feet;
  - (b) Distinct changes in texture and color of wall surfaces;
  - (c) Variations in roof form and parapet heights;
  - (d) Vertical accents or focal points.
- 2) Side walls exceeding 30 feet length shall have façade articulating elements such as columns and/or changes in plane, texture, or masonry pattern.

### 27. Veterinary and Animal Services

- a. In the MX-N and MX-S districts animals shall be kept in a completely enclosed building at all times.
- b. In other districts, outdoor exercise runs are permitted provided they are enclosed on four sides by a sight obscuring fence or wall at least six feet in height, and that animals are kept indoors from 9 p.m. until 7 a.m.

### E. Industrial Uses

## Erin Suarez

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**From:** Brenda Radichel Quaye <brquaye@gmail.com>  
**Sent:** Tuesday, July 18, 2023 10:33 AM  
**To:** Erin Suarez  
**Subject:** Fwd: Rochester Zoning  
**Attachments:** Unified Development Code.pdf

Please find data mentioned in his email and add to P drive under Lot development.

Thanks,

Brenda

----- Forwarded message -----

From: **Pater, Jase** <[jpater@rochestermn.gov](mailto:jpater@rochestermn.gov)>  
Date: Tue, Jul 18, 2023 at 10:10 AM  
Subject: Rochester Zoning  
To: [brquaye@gmail.com](mailto:brquaye@gmail.com) <[brquaye@gmail.com](mailto:brquaye@gmail.com)>

Brenda –

Thank you for the phone call. Here is the link to the GIS site:  
<https://gweb01.co.olmsted.mn.us/WebApps/OlmstedCountyGISMap/>. You will want to type the PID in the search. Additionally, you will need to turn the Zoning Layer on. In order to do that, click in the top right corner the icon for the “Layer List.” Then, Click the dropdown arrow to the left of Zoning and Future Land Use and click the box next to Rochester Zoning.

Additionally, I have attached the complete zoning ordinances. What you will want to look at is the Allowed Use Table on page 90 of the document. Everything with a “S” in the LI column is a Permitted Use. A “P” would need Planning Commission approval and a “C” would need Council approval. If no letter, that use is not allowed (ie Dwelling, Single-Family Detached).

Please let me know if you have any follow-up questions.

Thanks!

Jase



Jase Pater

Planner, Community Development

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