

HOW TO USE THE UDC IN 6 EASY STEPS

This document provides guidance on using the Unified Development Code (UDC). As Rochester’s Zoning Ordinance, the UDC regulates the manner in which private property can be developed.

To find the UDC and the sections referenced below, visit www.rochestermn.gov/UDC and click “View the Adopted UDC”.

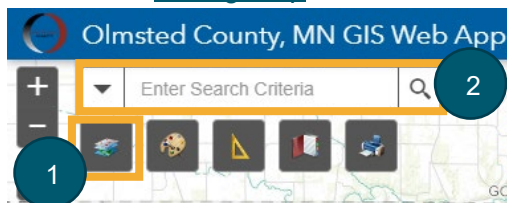
1. IDENTIFY THE BASE ZONING DISTRICT

What is a base zoning district?


- A base zoning district prescribes basic regulations governing land use and site development standards. Rochester’s four base zone districts are: Agricultural (AG), Residential (R), Mixed Use (MX), and non-residential (BP, LI, SI, H).

How do I find the base zoning district for my property?

- Open Rochester’s [zoning map](#) and click the  (“add/l map layers” icon - #1) in the top left corner



- Click the arrow next to “Zoning_and_Future_Land_Use” to expand the section and check “UDC Zoning – Proposed”
- In the top left corner, search for the property address (search bar - #2) and locate the base zone district on the property. The map is color-coded according to base zone district.

- Example base zone district: 

2. REVIEW YOUR BASE ZONING DISTRICT STANDARDS

What are base zoning district standards?

- Base zone district standards define the purpose of the zoning district, lot dimensions, building setbacks, building/structure height, etc. that are allowed in each zoning district.

How do I find the base zoning district standards for my property?

- In Section 60.200.030 of the UDC, review the text that corresponds to your base zoning district.

3. REVIEW THE OVERLAY DISTRICT *(if applicable)*

What is an overlay district?

- Overlay districts are a set of standards that supplement, but do not replace, underlying base zoning districts. Rochester's five overlay districts are: the Airport Overlay (APO), Historic Preservation Overlay (HPO), Shoreland District Overlay (SDO), Decorah Edge Overlay (DEO), Floodplain Overlay (FPO).

How do I find the district overlay for my property?

- Review Section 60.200.040 of the UDC to determine if any overlay districts apply to the property.

4. FIND PERMITTED USES OF PROPERTY

What are permitted uses of property?

- Permitted uses detail the required approvals for the property. Approval routes include: City Teammate approval (S), Planning Commission Approval (P), City Council Approval (C).

How do I find the permitted uses for my property?

- Review Section 60.300.010D of the UDC, which includes a chart showing which approvals apply according to the potential use of the property and base zone district.

5. REVIEW WHAT STANDARDS APPLY

What are standards?

- Standards regulate the physical layout and design of development within Rochester. These standards address the physical relationship between development and adjacent or abutting properties, public streets, neighborhoods, and the natural environment.

How do I find the standards for my property?

- Review Section 60.400 of the UDC to determine what standards apply to your development; standards may include: Dimensional Standards; Subdivision Standards; Access and Connectivity; Sensitive Lands, Stormwater, and Drainage; Landscaping, Bufferyards, and Fences; Site and Building Design; Parking; Exterior Storage; Exterior Lighting; and Signs.

6. FIND WHAT PROCEDURES MAY BE REQUIRED

What are the procedures?

- Procedures detail the review process required for each development proposal to ensure consistency and equity.

How do I find the procedures for my property?

- Review Section 60.500 of the UDC to determine what applies to the Land Development Proposal. Then, review the following sections for each meeting or review type for more details.

Questions? Contact communitydevelopment@rochestermn.gov or 507-328-2600 for assistance.

