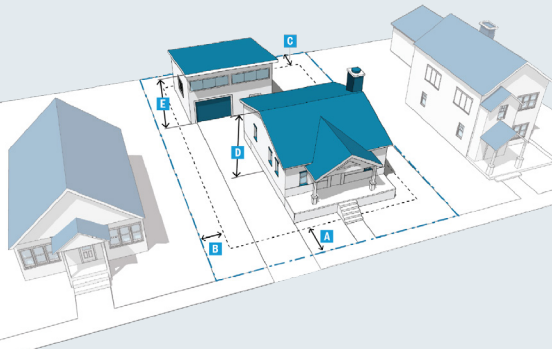


About Zoning

What is Zoning?

Zoning designations fully define the rules and regulations that govern property development and how it can be used.



Who makes Zoning Decisions?

Zoning decisions are made by the Rochester City Council, the City Planning and Zoning Commission, Rochester Board of Appeals, and Community Development Teammates. The City also employs a Zoning Compliance Liaison who provides zoning approval for contractors, enforces compliance, and offers guidance and education to residents on zoning codes.

Contact Us With Your Zoning Questions



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planning-zoning](http://www.rochestermn.gov/government/departments/community-development/planning-zoning)



City of Rochester ZONING 101 & FAQ

The City of Rochester Planning and Zoning Department is committed to maintaining community character, protecting the rights of property owners, and ensuring the health, safety, and general welfare of the people as related to land use.



Frequently Asked Zoning Questions

and where to find more information in the UDC and Municipal Code

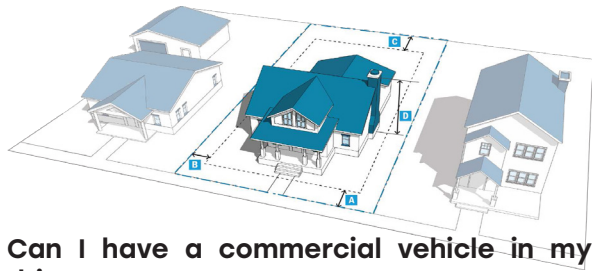
The Unified Development Code (UDC) is Rochester's zoning ordinance. The Rochester Municipal Code is a compilation of general ordinances. Together they regulate, among other things, how private property can be developed and used.

Can I park in my front yard?

UDC Section 60.400.080J.5 does not allow for parking of vehicles on the front lawn area of a residence.

Is an unlicensed or inoperable vehicle allowed in my driveway?

UDC Section 60.400.080K.4 does not allow for unlicensed or inoperable vehicles to be stored or parked on any property zoned residential, unless inside a completely enclosed building.



Can I have a commercial vehicle in my driveway?

City Ordinance 134.23 specifies that no trucks or commercial vehicles weighing more than 3/4-ton shall be parked in any residential zoning district for more than four consecutive hours.

What are the RV parking restrictions?

UDC Section 60.300.020G.14 outlines restrictions for parking a recreational vehicle (RV). Residents are permitted to park RVs in driveways if specific requirements are met.

How tall of a fence can I have?

Fences over 6-feet high require a Zoning Certificate and fencing over 7-feet high requires a Building Permit. Refer to UDC Section 60.400.060E for more information on material and location.

What if my neighbor has “debris and/or junk”?

“Debris and/or junk” can become a public health or safety hazard. For details, refer to Municipal Code Section 8-3-5, which indicates that exterior portions of properties should be maintained appropriately and be in good overall condition.

What does the Code say about banners?

UDC Section 60.400.110H.1 defines the term “banner” and clarifies specific parameters and restrictions related to the use of banners within the City of Rochester.

How often can I have a garage sale?

UDC Section 60.300.020H.4 allows no more than three garage sales per calendar year at any one property. Duration of sales cannot exceed three consecutive calendar days.

What is a home occupation?

Any gainful occupation or profession engaged in by the occupant of a dwelling unit at or from the dwelling unit. The criteria that must be met for Staff approval can be located in UDC Section 60.300.020G.12.

Do I need a permit for a swimming pool?

In most cases, a Zoning Certificate or Building Permit is required for a swimming pool. Specific standards and allowed location of the pool can be found in UDC Section 60.300.020G.19.

Where can I place my solid waste storage containers for trash?

Municipal Code Section 12-10-3 states that trash containers must not be placed in the traveled right-of-way on pick up days and are to be removed within 24 hours of pick up.

What are the exterior storage standards?

UDC Section 60.400.090B regulates the visual effect uncontrolled storage of trash, merchandise, materials, or equipment can have as viewed from adjacent properties or adjacent public right-of-ways.

What are the rules for accessory buildings, structures, or uses?

Accessory buildings, structures, and uses on both residential and non-residential properties must meet regulations for height, location, floor area ratio, and more. Examples might include a detached garage, shed, carport, or gazebo. See UDC Section 60.300.020G.

What are Accessory Dwelling Units (ADUs)?

An attached or detached structure, located on the same lot that provides basic requirements for living, sleeping, cooking, and sanitation. An RV, travel trailer, camper, or similar vehicle shall not be used as an ADU.



What is a Neighborhood Information Meeting (NIM)?

A meeting intended to provide the residents of a neighborhood where development is proposed an opportunity to request information about the proposed development and provide feedback and input to the developers on their proposal.

When do I need a zoning certificate?

UDC Section 60.500.060A indicates that a zoning certificate is required when any exterior portion of a site is altered involving the erection, construction, or remodeling of a building or a structure, including but not limited to: a small shed, cement slab, enlarging driveway, etc.