

OLMSTED COUNTY

Zoning and Subdivision Regulations Diagnostic



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Introduction

PROJECT OVERVIEW

About the Project

Olmsted County, in collaboration with Clarion Associates, is conducting a comprehensive review and update of County Code Chapter 1200: Subdivision and County Code Chapter 1400: Zoning (jointly referred to as the “land development regulations”) as part of the Olmsted County Zoning and Subdivision Ordinance Rewrite Project. The goals of this project are to:

- Implement the General Land Use Plan (GLUP) adopted in 2022;
- Make the regulations easier to use with clearer language, a streamlined layout, and updated graphics;
- Improve consistency and predictability in land development reviews; and
- Support sustainable stewardship of county land.

Relationship to Township Zoning

Minnesota law allows townships to exercise independent planning and zoning authority within their boundaries, even where the county has adopted zoning regulations for its unincorporated areas. Under Minnesota Statutes §394.33, a town board may adopt and administer its own zoning and land use controls; however, the township’s regulations may not be inconsistent with or less restrictive than the County’s standards. As a result, township zoning may be administered locally rather than through the county’s zoning ordinance.

In Olmsted County, 15 of the 18 townships that comprise the county have adopted their own zoning ordinances, leaving the County to administer the zoning and subdivision regulations for Marion, Eyota, and Quincy townships. The changes made to Chapters 1200 and 1400 of the County Code as a result of this rewrite process will directly impact development in these three townships, and indirectly impact development in the remaining 15 townships by requiring the townships to update their individual ordinances to be as strict, or more strict, than the new land development regulations.

ABOUT THE PROCESS

Timeline

The Olmsted County Zoning and Subdivision Ordinance Rewrite process was initiated in the July 2026 and will take approximately 18 months to complete. An overview of the process and the anticipated timelines for each project phase are provided below.

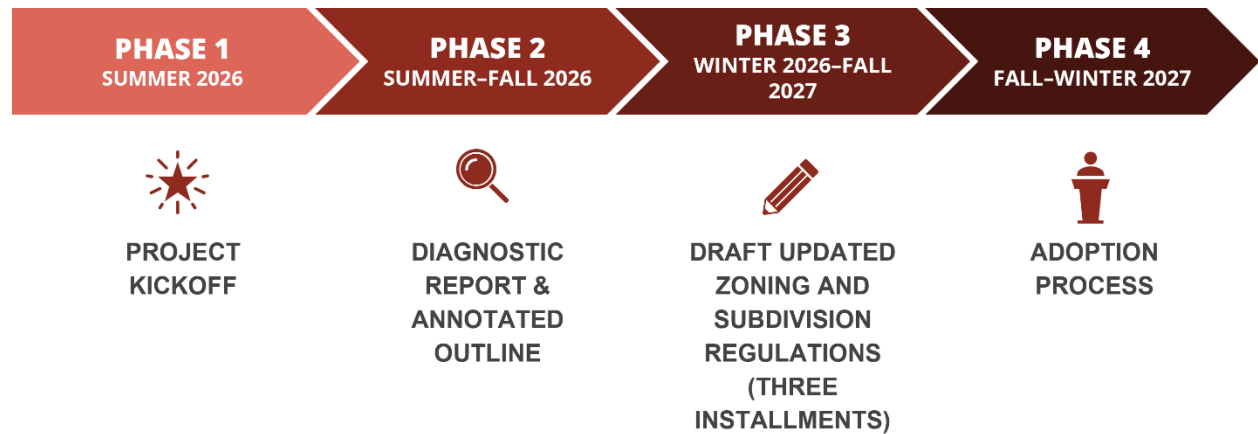


Figure 1: Olmsted County Zoning and Subdivision Ordinance Rewrite Process Timeline

Opportunities for Input

Overview of Project Engagement

Updating the County's Zoning and Subdivision ordinances is a major undertaking that will require meaningful input and collaboration among a variety of stakeholder groups. A mix of online and in-person engagement opportunities will be provided throughout the project, and will generally correspond with major project milestones, such as the release of draft installments of the updated ordinance content for review. To learn more about anticipated outreach opportunities, view the Public Engagement Plan at bit.ly/oczoningupdate. Interested parties are encouraged to sign up to receive occasional project updates and alerts about upcoming engagement opportunities on the project website.

Feedback from Project Kickoff Meetings

Stakeholder meetings were held in Olmsted County on August 3 and 4, 2026 as part of the project kickoff phase. The project team met with the following groups to discuss their experience navigating, administering, and interpreting the land development regulations as well as the overall priorities for how land could/should be developed (or preserved) in the future:

- Olmsted County Board of Commissioners

- Olmsted County Planning Advisory Commission/ Zoning Board of Adjustment
- Olmsted County Attorney's Office
- Olmsted County Planning Department
- Olmsted County Parks and Trails Department
- Olmsted County Public Health Services Department
- Olmsted County Public Works Department
- Township Cooperative Planning Association
- Township representatives (Oronoco, Kalmar, Cascade, Haverhill, Viola, Rochester, Eyota, High Forest)
- City representatives (Byron, Chatfield, Oronoco, Rochester, and Stewartville)
- Development community representatives

ABOUT THE DIAGNOSTIC REPORT

Purpose

This Diagnostic Report provides an opportunity for staff, decision-makers, and community members to consider preliminary recommendations for the new zoning and subdivision regulations before the drafting process gets underway. Recommendations contained in this Report are informed by the General Land Use Plan, stakeholder input received during the project kickoff meetings, and the project team's experience in Olmsted County and similar communities across the Midwest and throughout the nation.

Multiple opportunities for input will be provided as the updated zoning and subdivision regulations are drafted, followed by additional opportunities to review the consolidated Zoning and Subdivision Ordinance before it moves forward for adoption.

Organization

In addition to this introductory section, this Diagnostic Report is organized into three distinct parts:

- **Guiding Plans Review.** Includes a summary of plans and policies that will be used to guide proposed changes to the County's zoning and subdivision regulations.
- **Analysis of Current Zoning and Subdivision Regulations.** Provides a brief analysis of the current zoning and subdivision ordinances with respect to general improvements for zoning districts and land uses; subdivision design and development standards; ordinance administration and development review procedures; and general usability. An analysis of strengths and weaknesses and recommended changes are provided in each area as a starting point for discussion.

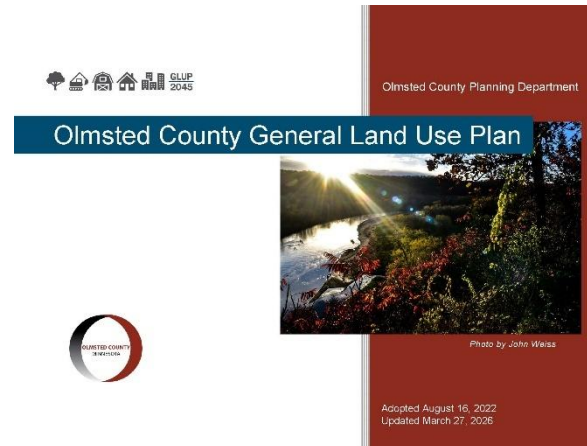
- **Detailed Outline.** Illustrates the proposed organization for a consolidated Zoning and Subdivision Ordinance (referred to as the Land Development Code), identifies placeholders for recommended content additions, and highlights notable organizational changes.

Guiding Plans Review

This section includes a summary of adopted plans and studies that were reviewed to help guide proposed updates to the Olmsted County Zoning and Subdivision Ordinances.

OLMSTED COUNTY GENERAL LAND USE PLAN

The Olmsted County General Land Use Plan (GLUP) “is the set of land use policies that defines the community’s vision of how, when, and where growth, redevelopment, and preservation should occur throughout the county,” preparing for the County’s future through 2045. Adopted in 2022, the policies of the GLUP provide guidance for the County’s Zoning and Subdivision Ordinances. The Ordinances contain the standards and regulations that implement the policies; while the GLUP gives direction, the Ordinances are law.



Policies relevant to the County’s Zoning and Subdivision Ordinances are summarized below.

Future Land Use

Land in Olmsted County is generally divided into three general categories: Urban Service Area, Suburban Development (which includes Suburban Mixed Use), and Resource Protection (which includes Rural Mixed Use). These land use categories form the foundation Future Land Use Map and the policies described below intended to support implementation of the land use categories.

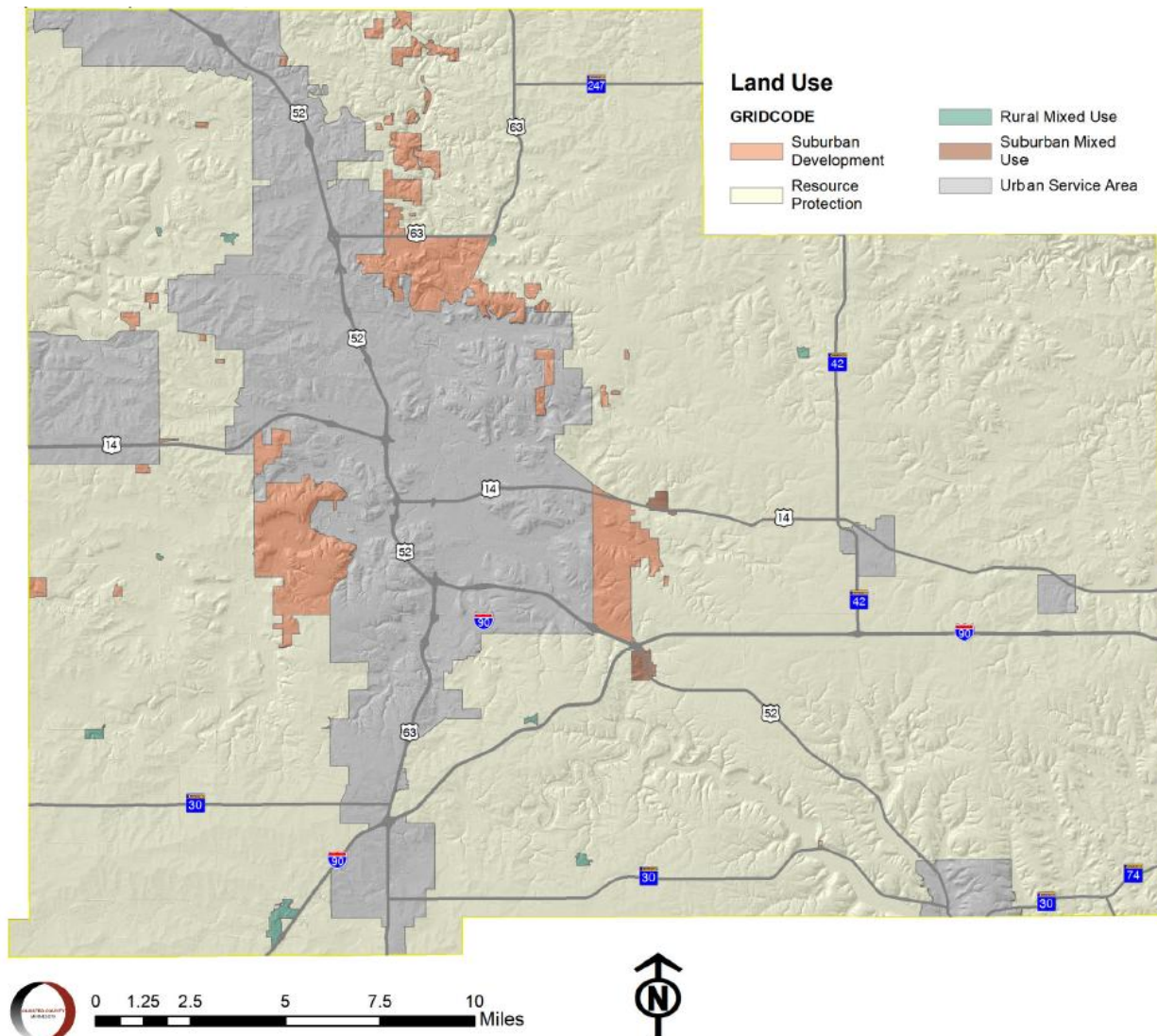


Figure 2: Olmsted County Future Land Use Map

Residential Development

Residential Development in the Resource Protection Area (8.3 and 8.9)

- The level of public services (county and township) provided in the Resource Protection Area should reflect the needs of natural resource uses rather than the needs of non-farm dwellers.
- Activities that produce odor, dust, and noise have priority over non-farm uses.
- Subdivision plats should only be allowed if platting (rather than metes and bounds subdivision) reduces impacts on abutting uses, public road area, and prime agricultural lands. Consider instituting staff-approved “administrative plats.”

Residential Development in the Suburban Development Area (9.2 and 9.6)

- Incentivize cluster development to protect sensitive environmental areas, reduce infrastructure costs, and serve as a barrier to future urban service area expansion.
- Standardize cluster development requirements for compact design, open space preservation, reduction of road length and area, and other desired attributes of cluster development. Avoid reliance on special districts for cluster development.
- Broaden the opportunities for increased density and lower land costs in the Suburban Development Area, including through new site design and funding strategies.

Commercial and Mixed-Use Development

Commercial Development in the Resource Protection Area (8.4)

- Limit commercial uses to those that either 1) are closely related to extraction or utilization of natural resources or 2) are land-intensive and have relatively low requirements for sewage treatment and customer and employee traffic.
- Require commercial uses to demonstrate that commercial truck traffic generated by the use will not increase structural pavement damage to roads not on the ten-ton network, unless accompanied by a plan to mitigate such potential damage.
- Limit recreational commercial uses to those with special needs for large areas of open space that cannot be accommodated in urban service areas. Avoid major, permanent conversion of productive agricultural and forest soils to non-farm uses.

Commercial Development in the Urban Service Area (10.5)

- Commercial land uses that are characterized by high levels of employment, trip generation, customer traffic, and municipal service needs should be located within Urban Service Areas.
- Discourage strip commercial development, except for infill in existing strip commercial development. Require that strip commercial development mitigate or avoid traffic and land use impacts. Prior to or concurrent with infill development, correct issues associated with poorly integrated access and land use conflicts, with costs borne by the benefitted area and not just the infill parcel, when possible.

Mixed-Use Areas (8.8, 9.5, 10.7)

- In the Resource Protection Area and Suburban Development Area, proposals to establish new mixed-use areas or expand existing ones should be consistent with the intent of its Land Use Designation, be consistent with the principle of accommodating infill development, and include a general development plan that designates locations for residential and non-residential growth.
- Encourage mixed-use development in Urban Service Areas.

Industrial Development

Industrial Development in the Resource Protection Area (8.5 and 8.11)

- Limit industrial development to infill sites, sites with exceptional access characteristics, uses closely related to natural resources, or land-intensive uses with low requirements for public services and infrastructure. Industrial uses with very high levels of customer traffic and employment and high demand for services conventionally supplied in urban areas are not appropriate in the Resources Protection Area.
- Review the location of rural industrial sites to ensure that industrial development does not create barriers to orderly urban or suburban development, adequate and safe road access can be provided, neighboring land uses are compatible, and environmental impacts and site constraints are minimal.
- Apply industrial performance standards where industrial activities are not regulated by state or federal permitting systems.

Industrial Development in the Urban Service Area (10.5)

- Locate industrial uses with significant sewer service needs or high levels of employment, trip generation, or heavy vehicle traffic in the Urban Service Areas.
- Industries with a significant potential for groundwater contamination should locate outside wellhead protection areas.

Site Characteristics

Characteristics of Large Commercial and Intensive Industrial Uses in the Resource Protection Area (8.4 and 8.5)

Accommodate limited larger urban-style commercial and intensive industrial uses on rural sites with the following characteristics:

- Location near an existing freeway interchange or along planned freeway corridors with interchanges or other access improvements programmed within an adopted CIP, as long as the new traffic does not create a high risk access condition or degrade interchange operations below MN DOT or Olmsted County Level of Service standards.
- An intersection design with safe access.
- Avoidance of environmentally sensitive areas.
- Compatibility with adjoining development.
- Consistency with long term orderly development of urban areas.

Characteristics of Commercial Development in the Suburban Development Area (9.4)

Accommodate small, neighborhood-oriented commercial uses on sites with the following characteristics:

- Location at the intersection of two public streets where at least one street is an arterial or collector roadway that serves a significant area beyond the immediate neighborhood, where access can be provided off the lower-classification street.
- Safe site ingress and egress based on topography and access design.
- Avoidance of environmentally sensitive areas.
- Compatibility with adjoining development.

Efficient Site Design (9.7, 9.11, 10.7, and 10.11)

- In the Suburban Development Area, encourage site design that protects the features and natural functions of the landscape, minimizes the lifecycle costs of future public services and facilities, and is as efficient and dense as possible. In the Urban Service Area, site design should encourage the use of alternatives to private vehicles.
- Residential land uses in the Suburban Development Area shall not rely on direct private lot access to any arterial or primary collector roads. Proposed residential streets shall meet Olmsted County's access management requirements.
- In the process for reviewing land use plan map changes, zone changes, and general development plans, include a detailed review of the projected traffic impacts that would result from the proposed land use change and provide a plan for management of access and any off-site improvements needed to accommodate development.

Environmental Considerations

Alternative Energy Use in the Suburban Development Area and the Urban Service Area (9.16 and 10.19)

- Allow for on-site alternative energy generation, consistent with safety considerations.
- Encourage developments and designs that use alternative heating, cooling, and electrical generation technologies.

Environmental Impact in the Suburban Development Area and the Urban Service Area (8.13, 9.17, 9.19, 10.20 and 10.22)

- In the Resource Protection Area, discourage development of sensitive environmental areas and protect them from degrading land use practices.
- In the Suburban Development Area and the Urban Service Area, design urban and suburban development patterns and individual development proposals to preserve significant natural features and minimize adverse impacts to them.

- Land dedication, money in lieu of land, or conservation easements should be required in the Suburban Development Area and encouraged in the Urban Service Area, to provide land for trails and open space, protect sensitive environmental areas, and preserve significant natural features.

Groundwater Protection in the Suburban Development Area and the Urban Service Area (9.18 and 10.21)

- Protect wellhead protection areas, Decorah Edge, and other sensitive hydrogeologic areas from land uses that may cause groundwater pollution.
- In the Suburban Development Area, include mechanisms to ensure that treatment and dilution of discharge is sufficient to provide for the long-term safety of potable water supplies in the development and adjoining areas.
- In the Suburban Development Area, maintain land area in native vegetation for runoff control, water conservation, and groundwater quality.

Runoff Control (9.13 and 10.23)

- Control surface water runoff from all land uses such that the rate, volume, and hydrography of the runoff from the developed area meets that of its native vegetation level.
- In the Suburban Development Area, meet or exceed the requirements of abutting MS4 permittees.

Other Land Use Considerations

Agricultural Land Conservation (8.2, 8.3, and 8.10)

- Limit the location, amount, and density of non-farm development in areas of the county best suited for agricultural use.
- Restrict the number and density of non-farm-sized lots in Resource Protection Areas. Support lot splits with conservation easements that guarantee that the newly created parcel will be used for farming or environmental protection.
- Permit non-farm parcels in the Resource Protection Area only at a very low density and in locations with minimal impact on surrounding natural resource-related land uses, such as not dividing farm fields by non-farm parcels, access roads, or driveways; and not removing highly productive soils from potential agricultural use.
- Regulate the splitting of large parcels of historically agricultural lands.
- Encourage diversified and non-conventional farm operations.

Development Requiring Extensive Land Area (8.6 and 8.11)

- Land uses which require extensive land and buffer areas are appropriate in the Resource Protection Area and should be separated from existing or planned residences and residential areas.

Orderly and Integrated Development the Urban Service Area (10.2, 10.3, 10.4, and 10.14)

- Adjacent uses, public facilities, and natural systems should be compatible in terms of intensity of use, traffic generation, hours of activity, noise sensitivity, and open space requirements. Zoning ordinance considerations include noise and light emissions, signage, and landscaping.
- Integrate residential areas with commercial and industrial areas, public institutions, parks and open spaces, and other uses.
- Provide for a variety and mix of urban residential densities, prices, types, styles, patterns, and locations.
- Large lot or other land-intensive development is not appropriate unless it provides for future higher-density development.
- Centralized municipal-style urban services and systems are only appropriate in Urban Service Areas. All land within Urban Service Areas should eventually be provided with municipal facilities.
- Areas may rely on individual or community sewage treatment systems as an interim measure. Require an interim development agreement between the owner/developer and the applicable city that identifies when the transition to municipal services is to occur and incorporates special development approaches that ensure eventual connection to a centralized sewer and water system. Require the affected city and township to reach agreement on multi-parcel service area orderly annexation agreements.

Infill Development (9.9 and 10.8)

- In the Suburban Development Area, encourage infill development of areas abutted by existing suburban development.
- In the Urban Service Area, encourage infill development of residential, mixed use, commercial and industrial areas. Encourage higher density residential development in older large lot developments when public water and sewer systems become available.

Paying for Growth (9.10 and 10.10)

- New development should provide proportional financial support for community facilities to the extent that the development increases the need for such facilities, including parks, stormwater management, water and sanitary sewer systems, and multimodal transportation.
- Requirements should be consistent with the normal conditions for city development and include land dedication, on-site improvements, and appropriate contribution to off-site improvements.

Communication Towers and Utilities in Resource Protection Area (8.7)

- Limit communication towers, high voltage power transmission lines, petroleum/natural gas pipelines, and other similar uses to minimize aesthetic, public health, and welfare impacts.
- Encourage colocation of communications facilities.

Process (9.8, 10.7, Chapter 11)

- For subdivision in the Suburban Development Area, require a general development plan to ensure that the incremental effect of lot splits does not interfere with long-term orderly suburban development. Infill development may be exempt from this requirement.
- Require all Urban Service Area development to be carried out in accordance with an approved general development plan (GDP), with some rare exceptions for infill development on small parcels.
- GLUP text and map amendment processes will include a staff report and recommendation, public hearing and recommendation by the Planning Advisory Commission, and public hearing and decision by Board of Commissioners.

MTP 2050

MTP  **2050**



Metropolitan Transportation Plan



Rochester-Olmsted Council of Governments
2122 Campus Drive SE, Suite 100
Rochester, MN 55904
507.328.7100

Adopted October 22, 2025

The 2050 update to the Metropolitan Transportation Plan (MTP) of the Rochester-Olmsted Council of Governments (ROCOG) identifies key transportation needs and establishes a comprehensive long-term framework for transportation investments. Relevant goals and objectives include:

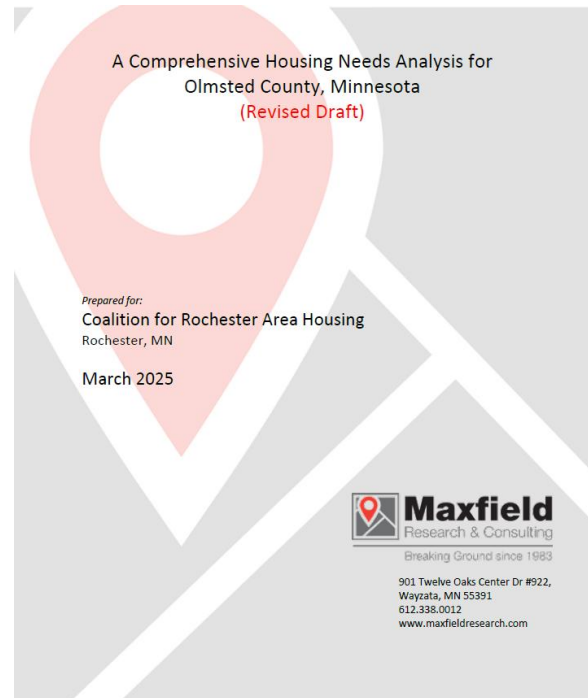
- Ensure land use and transportation decisions support each other.
- Maximize transportation system connectivity to improve accessibility, efficiency, and the region's economy.
- Improve connections to trail/path networks and major activity centers.
- Increase development of multi-modal infrastructure including EV charging stations, bike-sharing programs, pedestrian-friendly design, and public transit improvements .
- Seek ways to incorporate the greatest amount of separation between bicycle and pedestrian infrastructure and motor vehicle traffic during roadway design and construction.
- Use innovative design strategies to avoid construction in sensitive areas.

- Implement access management techniques to regulate driveways, turning movements, and signal spacing, improving safety and capacity along major corridors.

OLMSTED COUNTY COMPREHENSIVE HOUSING STUDY

The Comprehensive Housing Needs Analysis prepared by Maxfield Research & Consulting was prepared in 2025 and examines the current status projected trends of the housing market and housing needs in Olmsted County. The recommendations of this study that are relevant to the Zoning and Subdivision Ordinances support:

- ADUs as a permitted use;
- Co-living concepts, or “dorms for adults” where tenants have private bedrooms and shared common areas;
- Senior housing or age-targeted housing that offers one-level living options or association-maintenance communities;
- Temporary and short-term stay housing accommodations in and near Rochester due to the demand from health care patients and their families;
- Modular housing for a range of housing types, including single-family homes, apartments, and dorms to promote housing affordability, while enforcing relevant design standards; and
- Smaller lot sizes to promote housing affordability, where appropriate.



MUNICIPAL PLANS

The cities within Olmsted County have their own guiding plans. These plans identify urban service areas or urban growth areas, which are the areas that encompass both the incorporated city limits as well as the unincorporated areas planned for eventual inclusion within the city. The cities’ guiding plans include:

- Byron’s 2040 Comprehensive Plan;
- Chatfield’s 2025 Comprehensive Plan Update;
- Eyota’s Comprehensive Plan;
- Oronoco’s Future Land Use Plan;

- Pine Island's 2045 Comprehensive Plan;
- Rochester's Planning 2 Succeed: City Comprehensive Plan 2040; and
- Stewartville's 2042 Comprehensive Plan.

Priority Updates to Zoning and Subdivision Regulations

This section provides an analysis of the current land development regulations with respect to the following topics:

- Modernizing the zoning districts and land use regulations;
- Improving the subdivision design standards;
- Expanding the development standards;
- Clarifying development review procedures; and
- Creating a more user-friendly set of regulations.

The sections that follow provide an analysis of strengths and weaknesses in each area and introduce recommended changes as a starting point for discussion.

MODERNIZE ZONING DISTRICTS AND USE REGULATIONS

Zoning regulations are applied by local governments to regulate what can be built on private land, the land uses allowed, and the rules that apply to development. The regulations addressing land use and dimensional standards in Olmsted County are critical tools for maintaining the community's rural character.

During the project kick-off meetings, stakeholder and staff feedback touched on what aspects of the current regulations are working, what could be improved, and what is missing from the County's existing zoning district lineup and associated land uses. The consultant team heard that:

- Zoning districts in Olmsted County should be balanced to preserve productive agricultural land while maintain opportunities for rural-scale, low-intensity land uses and estate planning; and
- The current list of land uses should be reviewed and updated to incorporate and provide baseline expectations for modern uses that are growing in popularity around the country.

The recommendations provided below are intended to align the City's zoning districts with the adopted General Land Use Plan (GLUP) by refining the zoning district lineup and land use standards.

Align Zoning Districts with the Future Land Use Map

Zoning districts are the County's main tool for implementing the future land use recommendations described in the General Land Use Plan (see Guiding Plans Review

for more detail). The project team has identified preliminary changes to the existing zoning district lineup that would help implement those recommendations and the adopted Future Land Use Map (FLUM), as described in Table 2. Proposed Zoning Districts. The goal of these updates is to fine-tune the County's zoning toolbox to make it easier to align development with the FLUM and provide flexibility to allow a range of development types. The following questions were considered as part of the analysis of the County's current zoning districts:

- Are there districts in place to implement the General Land Use Plan? Are new districts needed?
- Is the intent of each district clear, and does the district name match the intent?
- Are the dimensional standards for each district (setbacks, density, and height) appropriately tailored to both existing development and to the purpose of the district?
- Is each district currently used, or are there districts that are obsolete and/or unnecessary?
- Are any districts so similar in purpose and standards that they could be consolidated?

Chapter 1400 currently includes 17 base zoning districts that establish the primary rules for how land can be used and developed (such as permitted land uses and maximum building height) in unincorporated Olmsted County. The majority (94 percent) of unincorporated land in the county is zoned for agricultural use. Most notably, six of the 17 districts included in the regulations apply to 97 percent of unincorporated land in the county. One of the first questions to explore in updating the zoning districts is why the use of the remaining districts is so limited (the CS, Commercial Service, and CLR, Closed Landfill Restricted districts have not been applied to any parcels) and what corrections should be offered to either expand the use of these districts or consolidate unused districts into those districts that are more widely applied.

Figure 3 summarizes the percentage of unincorporated county land located within each zoning district.

Figure 3: Olmsted County Zoning Districts, by Percent of Total Area

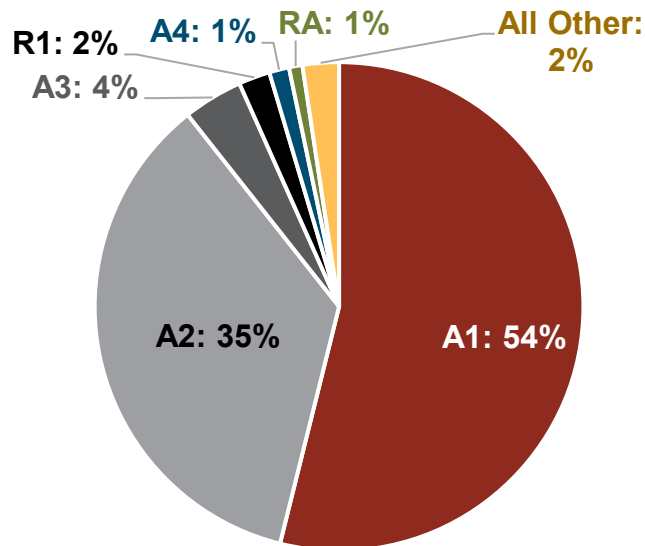


Table 1 identifies the existing zoning districts, describes their general purpose and features, and indicates the proportion of land in unincorporated Olmsted County designated as each district.

Table 1. Existing Zoning Districts

District Name	District is intended to:	% Total Area
A-1, Agricultural Protection	Conserve prime farmland and enhance natural habitat by restricting the location and density of non-farm dwellings and uses. Requires a minimum of 80 acres or 2 contiguous quarter-quarter sections for a farm.	54%
A-2, Agricultural Protection	Encourage long-term agricultural uses by restricting the location and density of non-farm dwellings and land uses. Provides a higher density of non-farm dwellings than the A1 district. Applies to areas within the Resource Protection Area land use designation. Requires at least 35 acres or one undivided quarter-quarter section (less 5 acres) for a farm.	35%
A-3, Agricultural	Maintain agricultural investments and prime farmland while permitting some low-density, non-farm development (not to exceed 1 dwelling unit per 10 acres). Minimum lot area is 2 acres, unless a larger site is required by the County Health Department.	4%
A-4, Agricultural Urban Expansion	Allow urban expansion on unincorporated land near incorporated urban centers by conserving land for farming and open space until urban services become available. Urban development in these areas should be deferred until an orderly transition from farm to urban uses can be achieved.	1%

District Name	District is intended to:	% Total Area
ARC, Agricultural Residential Cluster	Recognize and track existing residential cluster developments that were approved before March 17, 1987. The ARC district cannot be applied to other areas of unincorporated Olmsted County.	<1%
R-A, Rural Residential	Provide areas for low density residential development of no more than 1 dwelling unit per 5 acres on property designated as "Suburban Subdivision Area" in the GLUP.	1%
R-1, Low Density Residential	Provide areas for low density residential development on property designated as "Suburban Subdivision Area" in the GLUP that have suitable soils for long-term private sewage systems. Also applicable in areas designated "Low Density Residential" within the Urban Service Area served by a public or centralized sewage collection and treatment system.	2%
R-2, Mixed Low Density Residential	Provide areas for mixed low density residential development of no more than 10 dwelling units per acre in areas served by public or centralized sewer systems and identified as "Mixed Use Residential" in the GLUP.	<1%
R.S.D., Rural Service Center	Provide areas for limited opportunities for mixed-use development that will not be detrimental to the character of rural service centers. The rural service centers include: Chester, Douglas, High Forest, Genoa, Marion, Pleasant Grove, Potsdam, Rock Dell, Salem Corners, Simpson and Viola.	<1%
RC, Recreational Commercial	Provide opportunities for recreational commercial uses within the Resource Protection Area in locations that will result in limited impacts on neighboring agricultural or residential uses.	<1%
CS, Commercial Service	Allow for the creation of convenience shopping and personal service uses for nearby residents, located within the Urban Services Area.	0%
HC, Highway Commercial	Allow for the creation of commercial uses along major transportation routes within the Urban Service Area. Strip commercial development is discouraged.	<1%
I, Industrial	Allow for the creation of industrial uses within the Urban Service Area.	<1%
MI, Institutional	Provide suitable locations for medical uses within the Urban Service Area.	<1%
A/RC-AER, Agricultural/Resource Commercial – Aggregate Extraction and Reuse	Provide a suitable location for agricultural and resource uses within the Resource Protection Area and in undeveloped areas in Urban Service Area and Suburban Subdivision Area with significant geologic resources. These uses should not require additional public investment in infrastructure as a result of establishment of the use, except where provided at the applicant's expense.	<1%
A/RC-LILI, Agricultural/Resource Commercial – Land Intensive Low Impact Uses	Provide opportunities for uses that are land intensive, generate low traffic volumes and low levels of sewage, and do not normally require urban services within the Resource Protection Area. These uses should not require additional public investment in infrastructure as a result of establishment of the use.	<1%

District Name	District is intended to:	% Total Area
CLR, Closed Landfill Restricted	Apply to former landfills that are qualified to be under the Closed Landfill Program of the Minnesota Pollution Control Agency.	0%

Analysis of Base Zoning Districts

A base zoning district is the primary classification and associated standards and rules assigned to all parcels of land within the county. Olmsted County’s current roster of zoning districts is grouped according to general categories that share similar dimensional standards and use permissions (such as Agricultural or Rural Service Centers). This is a common organizational tool used by many communities. Upon closer review of these categories, it appears that Olmsted County’s existing base districts may be too similar in dimensional standards to result in the type of development desired for different areas of the county. Several of our recommendations below are designed to clarify development expectations by consolidating similar or overlapping districts and right-sizing the dimensional standards of the available districts to accommodate preferred development types and patterns.

The first column in Table 2 identifies the zoning districts in the current Zoning Ordinance. If a new district is proposed, the first column will read “[NEW].” The second column identifies the proposed district for consideration as part of future ordinance updates, and is supported by a high-level description of how the proposed district would function in the third column. Once we have refined with staff the final preliminary lineup of zoning districts, we can work together to identify district-specific adjustments to minimum lot sizes and maximum accessory structure allowances.

Table 2. Proposed Zoning Districts

Current District	Proposed District	Description
A-1, Agricultural Protection	APL, Agricultural Protection Large Lot	Carry forward with minimal changes.
A-2, Agricultural Protection	APS, Agricultural Protection Small Lot	To accommodate retiring the A-3 district (as recommended below), the dimensional standards of the APS district should be reviewed and potentially reduced to accommodate a variety of estate planning options in a way that continues to preserve areas of prime soils.
A-3, Agricultural	[REMOVE]	The existing A-3 district is written as implementing the Suburban Development land use category, but includes land uses and dimensional standards similar to those of the A-1 and A-2 district. This indicates that the A-3 district may not be needed. To help simplify the zoning map, the A-3 district should be removed, and existing A-3 parcels should be rezoned as follows:

Current District	Proposed District	Description
		- A-3 in the Resource Protection = APS - A-3 in Suburban Development = RR, RLD, or MUS (depending on existing use) - A-3 in Urban Service Area = AUE
A-4, Agricultural Urban Expansion	AUE, Agricultural Urban Expansion	- Use permissions should be evaluated to allow flexibility for interim development as outlined in the GLUP (such as allowances for cluster/conservation development and community well and septic). - For best results, update the zoning map to apply the AUE district to undeveloped parcels within the Urban Service Area.
[NEW]	ASB, Agricultural Supportive Business	- Intended to support the creation of smaller commercial uses, such as uses that supply farms with materials or equipment, sell directly to the consumer from farms, involve low numbers (per acre) of employees and customers on-site, and may be served by on-site sewage treatment. - Combine with existing A/RC-AER and A/RC-LILI districts. Dimensional standards will be drafted to align with current A/RC district standards.
ARC, Agricultural Residential Cluster	ARC-R, Agricultural Residential Cluster - Retired	Intended to recognize and track existing residential cluster developments that were approved before March 17, 1987. The ARC district cannot be applied to other areas of unincorporated Olmsted County, and is therefore retired.
R-A, Rural Residential	RR, Residential Rural	- Intended to provide areas for low density residential development of no more than 1 dwelling unit per 5 acres. Cluster development options at the time of subdivision would be appropriate. - Building coverage and accessory building height standards will be added for clarification. These standards may be scaled to increase with increases in lot size, as described in the "Revise Approach to Land Uses" section of this Report.
R-1, Low Density Residential	RLD, Residential Low Density	- Intended to provide areas for low density residential development on properties that have suitable soils for long-term private or centralized sewage systems. - Accessory dwelling units may be permitted in this district. Building coverage and accessory building height standards will be updated as proposed in the R-A description, above.
R-2, Mixed Low Density Residential	RMD, Residential Mixed Density	- Intended to accommodate low density residential development. For densities greater than one dwelling unit per acre, an interim development agreement with a city is required. - Accessory dwelling units may be permitted in this district.

Current District	Proposed District	Description
R.S.D., Rural Service Center	MUR, Mixed-Use Rural ¹	- Intended to accommodate residential, commercial, and industrial development in rural mixed-use areas described in the GLUP: Douglas, High Forest, Genoa, Pleasant Grove, Potsdam, Rock Dell, Salem Corners, Simpson, and Viola. - The dimensional standards of the existing R.S.D. shall continue to apply. - Any proposals to establish new MUR districts or expand existing ones should be evaluated in terms of consistency with the overall intent of the Resource Protection Area.
R.S.D., Rural Service Center	MUS, Mixed-Use Suburban	- Intended to accommodate residential, commercial, and industrial development in suburban mixed-use centers described in the GLUP: Chester, Marion, and Sleeper's Corner. - The dimensional standards of the existing R.S.D. shall apply. - Any proposals to establish new MUS districts or expand existing ones should be evaluated in terms of consistency with the overall intent of the Suburban Development Area.
RC, Recreational Commercial	CR, Commercial Recreation	Carry forward with minimal changes.
CS, Commercial Service	[REMOVE]	The existing CS district is intended to allow for the creation of small-scale commercial uses in the Suburban Development and Urban Service Area land use categories, however it is not applied to any parcels. Because it is not well-used, the CS district should be removed from the land development regulations. New small-scale commercial uses can be supported through the application of the proposed MUR or MUS districts.
HC, Highway Commercial	CH, Commercial Highway	- Intended to allow for the creation of commercial uses along major transportation routes. - Consider incorporating building design standards that prohibit or make strip commercial development difficult.
I, Industrial	I, Industrial	Carry forward with minimal changes.
MI, Institutional	MI, Medical Institution	Carry forward with minimal changes.
[NEW]	POS, Parks & Open Space	Intended to support County parks and open space areas, including park buildings and parking.
A/RC-AER, Agricultural/Resource Commercial –	[REMOVE]	Combine with proposed ABS district.

¹ The existing R.S.D. dimensional standards are similar to the R-1 standards, which are intended to implement the Suburban Development or Urban Services Area land use categories. These standards are likely appropriate for the new MUS district, and may be slightly intense for the MUR district. However, applying stricter standards in the MUR district could create nonconformities, so we propose carrying forward the R.S.D. dimensional standards for both MU districts.

Current District	Proposed District	Description
Aggregate Extraction and Reuse		
A/RC-LILI, Agricultural/Resource Commercial – Land Intensive Low Impact Uses	[REMOVE]	Combine with proposed ABS district.
CLR, Closed Landfill Restricted	CLR, Closed Landfill Restricted	Carry forward with minimal changes.

Table 3 identifies which proposed zoning district(s) appropriately implement each land use designation identified in the Future Land Use Map of the GLUP. Future land use designations are broadly identified and can be implemented through more than one zoning district. A dot in a cell of Table 3 indicates that the zoning district may be consistent with the GLUP and the corresponding land use designation and may therefore be an appropriate option for zoning or rezoning of land within that designated area on the Future Land Use Map.

Table 3. General Land Use Plan Implementation through Proposed Zoning Districts

Proposed District	Future Land Use Designation				
	Resource Protection	Rural Mixed-Use	Suburban Mixed-Use	Suburban Development	Urban Service Area
APL, Agricultural Protection Large Lot	●				
APS, Agricultural Protection Small Lot	●				
AUE, Agricultural Urban Expansion					●
ASB, Agricultural Supportive Business	●				
ARC-R, Agricultural Residential Cluster - Retired				●	
RR, Residential Rural				●	
RLD, Residential Low Density				●	
RMD, Residential Mixed Density					●
MUR, Mixed-Use Rural		●			
MUS, Mixed-Use Suburban			●		
CR, Commercial Recreation	●				

Proposed District	Future Land Use Designation				
	Resource Protection	Rural Mixed-Use	Suburban Mixed-Use	Suburban Development	Urban Service Area
CH, Commercial Highway					●
I, Industrial					●
MI, Medical Institution					●
POS, Parks & Open Space	●	●	●	●	●
CLR, Closed Landfill Restricted	●				

Analysis of Overlay Zoning Districts

Chapter 1400 currently includes seven overlay districts, which can be used to add extra requirements or incentives on top of the base zoning district to address specific conditions or goals (such as historic preservation or natural resource protection). The overlay districts include:

- FW, Floodway district;
- FFA, Flood Fringe district;
- FFB, Flood Fringe district;
- FP, Flood Prone district;
- Shoreland district;
- DEOZ, Decorah Edge Overlay zone; and
- TZOD, Township Zoning Overlay district.

Because Floodplain (FW, FFA, FFB, FP) Shoreland, Decorah Edge (DEOZ), and Wetlands regulations are included in other County ordinances, these overlays should be removed from the Zoning and Subdivision Ordinance. While reference to this information can be included in the Zoning and Subdivision Ordinance where appropriate (e.g., during staff review of development applications, such as a site plan analysis), removing the actual content that is covered elsewhere eliminates duplication of information, and reduces the possibility of inconsistencies over time, as information is updated in one location, but not another.

Changes to Minnesota Statutes that grant townships the authority to adopt their own land use regulations may have rendered the TZOD obsolete. If that is the case, the TZOD should be retired as part of the rewrite process and replaced with a single statement about the current administrative agreement(s) between Olmsted County and the townships that have adopted their own zoning ordinances.

Analysis of Special Zoning Districts

Chapter 1400 currently contains 12 township special districts. These districts have been created by Townships to allow flexibility for development when the base County regulations have proven too restrictive. There is also a “Special Procedures” section waiving the ordinance requirements for permitted uses, conditional uses, and variances when legally approved under a Township Zoning Ordinance. The 12 special districts include:

- HF, High Forest Special District
- RD, Rock Dell Special District
- NH, New Haven Special District
- D, Dover Special District
- HAV, Haverhill Special District
- ROC, Rochester Township Special District
- Elm, Elmira Special District
- KAL, Kalmar Special District
- ORI, Orion Township Special District
- SAL, Salem Township Special District
- PG, Pleasant Grove Special District
- ORON, Oronoco Special District

Altogether, the special districts established in Article VIII appear to be outdated and somewhat misaligned with how the County and townships manage the creation and administration of special districts. As part of this rewrite, the special districts listed in Sections 8.11 to 8.24 should be retired, and clear criteria should be provided to explain the conditions under which a new special district may be established as well as the process for creating one.

Address Urban Service Area Development through Zoning Districts

Like many counties experiencing population growth, Olmsted County is in conversations with its constituent municipalities about balancing the desire for suburban and rural residential growth with the need to conserve land for production agriculture. There is not a simple, one-size-fits-all solution to this problem, but there are applicable policies in the GLUP, and the County has started down a path that should help provide greater clarity about where agricultural land can be taken out of production for residential development.

To create sustainable development patterns, different regulatory approaches may be needed based on the applicable GLUP future land use classifications. GLUP policy for the Resource Protection Area is focused on agricultural land conservation:

“Agricultural land uses should be protected from interference caused by incompatible non-farm development. The Olmsted County Zoning Ordinance should reserve areas of the county with the best agricultural characteristics for agricultural and related natural resource activities. Opportunities for agricultural investments should be protected so that economically viable farms can be created, sustained, and expanded. This can be done by limiting the location, amount, and density of non-farm development in areas of the county best suited for agricultural use; regulating the splitting of large parcels of historically agricultural lands; and encouraging diversified and non-conventional farm operations that may use cropland, pasture, and woodland resources” (GLUP pg. 8.2).

Residential uses are identified as secondary in Resource Protection Areas: “[t]he density of non-farm development should be controlled through restrictions on the number and density of non-farm sized lots allowed in Resource Protection Area zoning districts” (GLUP at 8.3).

This priority switches in the Urban Service Areas, described as accommodating “urban development, interim development, and resource uses consistent with long-term urban density development, such as limited non-farm residences, continuing farming activities, parks, mining activities, and wildlife and forest management” (GLUP at 10.1). Throwing the policy door open for residential development may appear to resolve the agricultural/residential tension, but because of the size of the Urban Service Areas and the GLUP policy requiring orderly development, the regulatory issue refocuses on creating a development process that ensures sequential development within the Urban Service Area, while still allowing agricultural uses and avoiding the public sector costs associated with “fixing” sprawl development.

Working with the County’s existing zoning districts, the consultant team recommends the following updates in the Resource Protection Area:

- **Continue to apply the Agricultural Urban Expansion district as a base district that functions as a “holding zone” for undeveloped property in the Urban Service Area.** This existing zoning district should be effective for agricultural preservation; however, the district needs to be mapped to help property owners and decision-makers understand the location of protected agricultural properties. Where appropriate, AUE should also be applied to undeveloped parcels in the Urban Service Area. Modifications to the current AUE dimensional standards and land use

permissions will be reviewed as part of this process to incorporate allowances for interim development as described in the GLUP, such as:

- Interim residential development (such as cluster/conservation development); and
- Interim land-intensive non-residential development (such as lumberyards or motor freight businesses) with standards to limit building size and impervious coverage.
- **Require proof of interim development agreement (IDA) when rezoning from the Agricultural Urban Expansion district to a district that implements the Urban Service Area.** This may be flexible to accommodate a variety of scenarios so that the applicant could provide:
 - A formalized IDA between the applicant and the municipality;
 - A letter from the municipality exempting the applicant from an IDA; or
 - A letter from the municipality explaining why an IDA could not be agreed upon.
- **Require General Development Plan approval when rezoning from the Agricultural Urban Expansion district to a district that implements the Urban Service Area.** A GDP is currently required when rezoning to a residential district and platting more than three parcels. However, this type of review may be appropriate whenever a more intense use/development is proposed. Alternatively, smaller developments could be subject to a site plan review process that is less rigorous than GDP review, but still provides an opportunity to discuss how the site could be urbanized over time.
- **Link Infrastructure Availability to Appropriate Zoning Districts.** Not all zoning districts should be allowed in all locations. Table 3 identifies which zoning districts are appropriate to each of the Future Land Use Designations. This should be further narrowed by linking the zoning districts to basic infrastructure groupings. For example, development immediately adjacent to Rochester should be supported by urban or suburban-level infrastructure development, while development in less developed areas of the County should be supported by rural-level infrastructure but may need to be designed to accommodate more substantial infrastructure later.
- **Other Urban/Rural Interface Options.** If the County wants to explore other regulatory options for development in the Urban Service Areas, the consultant team has helped counties with the following approaches:
 - Creating a suite of county/municipality shared zoning districts,
 - Requiring the creation of new neighborhoods with a group of different zoning districts rather than unlimited use of a single district,
 - Establishing shared subdivision standards, or

- Planning for large lot resubdivision through requirements for easements or redevelopment plats.

Clarify Relationship to Township Zoning

The County should explore defining the requirement that the township zoning ordinances be “consistent with” the County’s ordinance, within the bounds of state law. This section should also clarify that the County’s authority is delegated to the townships when the townships make decisions under their zoning ordinances, and that the townships are responsible for those decisions. Zoning rules for County-owned properties located in Townships can also be addressed in this section, and all special provisions relating to township zoning can be consolidated into a single location, with updates to reflect state law and current practices.

Revise Approach to Land Uses

The Zoning and Subdivision Ordinance Rewrite Project provides an opportunity to revisit the way Olmsted County defines, categorizes, and regulates various land uses. Identifying the various land uses allowed within each zoning district is an important element of any land development ordinance. Chapter 1400 is currently organized so that permitted, conditional, and interim land uses (such as “single-family dwelling,” “restaurant,” and “animal feeding operation”) are listed in each zoning district section. This approach can be cumbersome to maintain over time, and often results in discrepancies around how specific land use are named and permitted across different zoning districts. The recommendations described below are intended to help code users by consolidating use-specific information into a single location, adding modern uses, removing outdated uses, and providing clear definitions to support each use.

Create a Consolidated Use Table

An important improvement proposed as part of this process is the creation of a single, consolidated use table that shows all of the land uses allowed by the County, and whether they are permitted in each zoning district. This consolidation allows coder users to quickly and easily identify where a specific use can be located and makes the land development regulations to be more concise by no longer listing all permitted uses in each zoning district section. As example of a consolidated use table from another zoning ordinance is provided in Figure 4.

Table 17.03.1: Table of Allowed Uses																	
P = Permitted S = Special Use Permit E = Mining and Extraction Permit W = Hazardous Waste Incinerator or Processor M = Zoning Compliance Review (Marijuana) H = Zoning Compliance Review (Hemp) D = Designated Activity of State and Local Interest See 517.04.020(d) for off-street parking requirements																	
Zone District	A1	A2	A3	RR	SR1	SR2	LR	HR	MN	MC	CC	LI	HI	PP	PL	CF	Use-Specific Standards
Agricultural Uses																	
Animal Feeding Operation	S																17.03.030(b)(1)
Agricultural Production	P	P	P	S	S	S	S	S	S	S				P			
Agricultural Processing	P	P	P									P	P	P			17.03.030(b)(2)
Agricultural Tourism	P	P	P	S													
Concentrated Animal Feeding Operation	S																17.03.030(b)(3)
Equestrian Facility, Commercial	S	S	S							S				P	S	S	17.03.030(b)(4)
Nursery	P	P	P	P						P	P	P	P	P			
Hemp Establishment	P/H	P/H										P/H	P/H	P/H			17.03.030(b)(5)
Livestock Sales and Auction	S	S															
Roadside Sale Stand	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Sawmill	P	P	S										P				17.03.030(b)(6)
Residential Uses																	
Household Living																	
Dwelling, Attached						P	P	P	P	P				P			
Dwelling, Cottage Court							P	P	P	P							17.03.030(c)(1)
Dwelling, Live/Work	P	P	P						P	P				P			

Figure 4: Example of a Consolidated Use Table

Within the use table, land uses will be organized by category and subcategories and then alphabetized. This allows code users to easily find information on a specific land use. An applicant trying to start a laundromat business may not know that Olmsted County currently calls that use “laundry,” but they will likely recognize that information on that use can be found under the Commercial category and under a Services use type. By using broad use categories (e.g., residential, commercial, industrial) and use types (e.g., office, retail, services) users can be guided to the information they need without knowing exactly what the County calls each use.

Organize and Modernize Land Uses

To reduce repetition throughout the land development regulations, existing land uses will be consolidated where similar uses are permitted in the same zoning districts with the same or similar standards. For example, both “barber shops” and “beauty shops” are permitted uses in the CS district, with operational characteristics and impacts. This suggests that these uses can be treated the same going forward and allow County staff and applicants to avoid deciding about which use a proposed business belongs to. The updated land development regulations will take this even further where possible by rolling up multiple uses with similar impacts into broader categories like “personal services” and “wholesale and distribution.” In cases where specific uses require different treatment -- perhaps a commercial self-storage facility should not be subject to the same standards as a larger warehouse -- the land development regulations will differentiate uses.

The land development regulations should also incorporate emerging land uses that have the potential of developing in unincorporated Olmsted County. Proactively adding new uses to the regulations will give the County an advantage planning for and addressing potential impacts of emerging uses, rather than responding to requests for new uses as they arise. New use types to be added as part of this process include, but are not limited to:

- Advanced, technological uses (such as data centers and battery energy storage systems);
- Agricultural-tourism uses (such as event barns, farm tours, farm-to-table cooking classes and dining experiences, and educational programs);
- Prefabricated homes (homes that are manufactured off-site and then transported to the construction site for assembly);
- Short-term rentals; and
- Accessory dwelling units.

Revisit Use Permissions

A key consideration when updating land development regulations is to evaluate which land uses are allowed in each zoning district. This determination requires evaluating the appropriate level of review required for each use: is it permitted by right subject to compliance with the ordinance, but not requiring higher-level review or approval; allowed as an interim use; or allowed only with a conditional use approval, which does entail higher-level review and approval. For each use, the County should evaluate whether or not the use could be permitted by right if certain standards were in place (e.g., limitations on hours of operations, separation from lower-intensity uses, and size of structures of use), rather than requiring a longer, more intensive review that requires a public hearing and review/decision by a Board or Commission. For example, stakeholders expressed an interest in reexamining use permissions for mini-storage warehouse use to limit their creation in rural areas. Other stakeholders shared an interest in clarifying use permissions for public parks, with a desire to allow parks in almost all zoning districts.

In some cases, the addition of use-specific standards may be effective enough in addressing potentially unwanted impacts that a specific use can be re-assigned from a discretionary approval to a use permitted by-right. This makes it easier to start and grow a business in Olmsted County, but also empowers County staff to use their expertise to review and approve applications without lengthy public processes.

Revise Existing and Establish New Use-Specific Standards

Use-specific standards address the impacts associated with particular land uses. They may be tailored based on specific location (such as zoning district or proximity to

environmental features) and typically address issues such as distance requirements from lower-intensity uses and size limitations of the structure or use. Use-specific standards are different from conditional uses, which are land uses requiring Planning Advisory Commission approval following a public hearing. Instead, use-specific standards apply to the use type regardless of the required approval (by-right, interim use, or conditional use). Generally, for each use in the consolidated use table, the County should evaluate whether the use could be permitted “by right” in a given location if certain standards were in place, or whether certain standards should be in place regardless of the process for approval. As part of the rewrite process, all use-specific standards for principal land uses will be relocated to follow the new consolidated use table.

A key step in updating any land development regulations is to review and update existing, and add new use-specific standards as needed to address the impacts associated with particular uses. Below is a list of principal land uses that may benefit from the inclusion of new —or modifications to existing— use-specific standards:

- **Single-family detached dwellings.** The County should consider removing the 22-foot ground floor minimum dimension requirement in Section 10.01.C, which may impact the ability to construct smaller, more affordable units.
- **Accessory dwelling units (ADUs).** In conjunction with permitting ADUs where appropriate, standards should be added to clarify the distinction between an ADU and a duplex (such as size limitations, preclusion from selling separately, etc.).
- **Accessory mobile dwelling units.** Chapter 1400 currently allows mobile homes to be used as a second dwelling unit on agriculturally-zoned parcels to provide housing for a sick person, an older adult, or a farm laborer. The standards associated with mobile homes as a second dwelling should be updated to clarify whether or not this use is permanent or temporary.
- **Home businesses.** The existing standards in Section 10.02 are dated, repetitive, and overly prescriptive. The County should consider removing standards that are difficult to enforce (such as the 25 percent floor area restriction) and incorporate new or update standards to control the undesirable impacts that may arise from home businesses (such as the need for additional parking or storage space). All home business standards will be drafted to align with state statutes and the building code.
- **Agritourism uses.** These uses often include activities conducted on a working farm or ranch that are offered to the public for the purpose of recreation, education, or active involvement in the farm or ranch operations. As agritourism uses grow in popularity in Olmsted County, new regulations to address access management, off-street parking, hours of operation, and noise restrictions may benefit neighboring property owners.

- **Data centers.** These large, warehouse-style buildings are popping up around the country in association with national advancements in technology. While Olmsted County is unlikely to receive requests to establish large-scale data centers in the unincorporated area, there may be value in identifying where, and under what conditions, data centers could be permitted in the future. New standards should address decommissioning plans, maximum building footprints, and ecological impacts. These standards would serve as one piece of the County's larger framework for addressing data center development, which will require review and collaboration with County partners who administer regulations outside of the land development regulations (such as County Administration and the County Attorney).
- **Battery energy storage systems (BESS).** Like data centers, BESS are gaining popularity across the country. New use-specific standards may be added to the land development regulations to address fire hazards and decommissioning plans for BESS.
- **Solar farms.** Update the use-specific standards for solar farms to encourage methods that integrate solar panels onto productive farm property rather than replacing existing farms, such as adding solar panels to barns and encouraging designs that allow for animal grazing around ground-mounted panels.
- **Cannabis businesses.** Update the cannabis business standards in Section 10.54 to align with changes to Minnesota Statutes following the 2026 legislative session and regional best practices.

Separate Accessory and Temporary Uses from the Principal Uses

Accessory Uses

While a consolidated use table creates a central repository for all use permissions by district that is easier for all users, mixing accessory and temporary uses in with the principal use table can inadvertently blur their relationships. Separating accessory uses into a separate use table allows for clearer understanding of what accessory uses are allowed in which districts and can help foster a conversation about what principal and accessory uses might work well together.

The rewrite is also an opportunity to revisit the standards that currently apply to accessory buildings, such as:

- Exploring greater accessory building floor area and building height allowances, particularly on large (greater than one acre) lots. These allowances may be tailored to address the wide range of lot sizes found in R1 and R2 zoning districts;
- Addressing how to regulate an accessory structure that is connected to a principal structure by a breezeway;

- Ensuring setbacks are drafted to require detached accessory structures to be located behind the principal building wall; and
- Reorganizing Section 10.22 regarding Accessory Building standards to reduce repetition. This may be done in part by displaying information in a table.

District	Interior Side Setback (min ft)	Rear Setback (min ft)	Gross Floor Area on < 1 acre lots (max sf)	Gross Floor Area on lots >1 and < 2 acres (max sf)	Gross Floor Area on > 2 acre lots (max sf)
ARC R1 RSD	5	8	1,000	1,200	1,500
R2	2	2	n/a	n/a	n/a

Temporary Uses

Temporary uses and special events (e.g., sidewalk sales and festivals) are frequently overlooked in land use codes and can cause issues if operated for extended periods of time without appropriate review. The updated land development regulations will include a full set of temporary use standards.

IMPROVE SUBDIVISION DESIGN STANDARDS

Subdivision design standards are important because they shape the layout of development, and can have long-term implications for both connectivity and transportation options. Where there are minimal or no standards, the way a subdivision's street network is laid out can have impacts on transportation connectivity that last for decades, and are prohibitively expensive to fix, while the failure to consider multimodal requirements of any kind can constrain residents to permanently relying exclusively on driving to every location for lack of viable, safe alternatives.

Adjust Connectivity and Private Amenity Standards

- **Connectivity.** Interconnected streets provide an important safety function: allowing people to get in and out of an area during an emergency. The Zoning and Subdivision Regulations Update process will explore requirements for secondary access for emergency services and further street connectivity within and between development, while still allowing cul-de-sacs and traditional rural development.
- **Lot Size and Configuration.** While lot size is an important part of development regulation, it is typically established in the zoning district standards. We recommend removing the lot size standards for subdivisions (described in Section 1205.7 of the Subdivision Ordinance). However, lot configuration (including the allowance of flag lots and double frontage) would be addressed in the subdivision regulations.

- **Private Amenity Standards.** This update process will explore the possibility for new subdivisions to include private amenity space, including both outdoor and indoor common areas such as pools, fitness centers, clubhouses, parks, playgrounds, and trails.
- **Dedication for County Roads and Trails.** This update process will explore requirements for new subdivisions to dedicate land for County Roads and Trails if such features are identified in an adopted plan.

Include Cluster or Conservation Development Option

Cluster and conservation subdivisions are similar, in that both options concentrate proposed development in a portion of a parcel, while setting aside another portion of that parcel to remain undeveloped, either temporarily or permanently. Land set aside in a conservation subdivision is typically to remain undeveloped permanently, because the undeveloped area preserves some sort of natural feature, whether it is a water feature, a woodland, or wildlife habitat. Cluster subdivisions' undeveloped land is not necessarily set aside because of any exceptional feature, so the set aside can be temporary, conditioned for further development on extension of infrastructure, or remediation or elimination of some other constraining feature.

In both cases, smaller lots are usually permitted to allow the density that would normally be spread over the entire acreage of the parcel to be concentrated in a smaller portion of it. For example, if a twenty acre parcel allowed development at a density of 2 dwelling units per acre, those 40 dwelling units would each need lot area of approximately 20,000 square feet. A cluster subdivision may allow those 40 dwelling unit to be constructed instead on lots of 10,000 square feet, thus restricting development to approximately 400,000 square feet of the full 871,200 square foot parcel.

In different circumstances, both of these options could be useful for the county. The benefit of a conservation subdivision is the preservation of significant natural land features. A cluster subdivision, in particular, may be helpful in dealing with requests for low-density residential development now on land designated for future, more urban development. The cluster subdivision would restrict the low-intensity use on a portion of the land, but the remainder could be preserved for future development at a higher density or for more intense, urban uses (with development permission possibly tied to annexation and provision of urban services).

Revise Metes and Bounds Process

In the current code, the metes and bounds process allows for the creation of lots without requiring a full subdivision process to do so – the new lot is delineated through metes and bounds to establish its boundaries. While we think it is important to include some flexibility in allowing for the creation of new lots in some situations without the need for a

full subdivision review, the current metes and bounds process is not effectively fulfilling that purpose. The current process is allowing non-farm lots through carving off a portion of a section on a “first come, first served” basis. Once a single metes and bounds lot has been carved off, other property owner within the quarter section are prevented from doing likewise. While the process may create limited new lots while preserving ag land, it is arbitrary and potentially restricts other landowners’ ability to divide and build based on their neighbors’ actions. The current process includes no consideration of the quality of land being carved off, or comparison against the use and quality of the remaining lands in the quarter section. The process can also result in lots where nothing is allowed to be built (“no build” lots).

This Zoning and Subdivision Ordinance Rewrite Project will examine alternative procedures to replace the metes and bounds process. The objective of changes will be to maintain flexibility for the creation of certain lots through a subdivision exemption procedure, but one that is applied more universally and fairly to any request to do so. We will evaluate ways to balance agricultural preservation against pressures for land subdivision, based on options derived from Olmsted County’s preferred policy direction.

	Policy Continuum	Ordinance Update	Challenges
Most Restrictive  Least Restrictive	Maximum preservation of prime agricultural lands	Use agricultural protection districts with very limited exceptions	Identification of prime agricultural land
	Very high preservation of prime agricultural lands	Use agricultural protection districts with a list of acceptable carve-outs based on parcel conditions	Identification of prime agricultural land
	Preference for preservation of prime agricultural lands, with new development in reasonable growth areas	Use agricultural protection districts in some areas while approving new development in specific geographic areas	Identification of which specific locations are appropriate for new development
	Reasonable growth with no leapfrog/sprawl development	New development approved in appropriate areas when contiguous with existing development	Identification of appropriate areas, definition of contiguous
	Development allowed as long as the applicant pays for public infrastructure	New development approved when public services are provided	Could speed up loss of agricultural land
	New development allowed as requested	Approve new development throughout the county	Complicated and expensive to add or update public infrastructure later

EXPAND DEVELOPMENT STANDARDS

While land use regulations determine what can be developed in the County, and zoning districts determine where, development standards describe how that development should look. These standards typically encompass off-street parking requirements, landscaping and buffers, fencing and walls, exterior lighting, building design, environmental protections for sensitive lands, and sign regulations. As is often true in County contexts, extensive development standard regulation is not desirable. However, staff could consider targeted expansion of development standards in Olmsted County, in the areas and for the reasons described below.

Adjust Off-Street Parking

With limited exceptions, the existing Required Parking Spaces in the Table in 10.04.E are good – they are generally aligned with the recommendations Clarion makes for number of spaces for different uses. We do suggest small changes:

- Minor reduction to number of spaces for a retail establishment and service garage or car wash. These are high.
- Base the number of spaces on unchangeable aspects of the operation, such as building square footage or maximum occupancy as defined by building code. We avoid using number of employees, because it is hard to verify, and is changeable.
- Add a graphic to accompany the driveway access provision in Section 10.04.F.3.
- Clarify under what conditions curbs and wheel stops may be required. More generally, consider parking lot layout and design standards.
- Consider adding minimum dimensional requirements for required off-street parking and loading spaces.

Update Buffer Yards

The use of buffer yards to mitigate impacts between potentially incompatible uses is a good practice. We propose the content in Section 10.08 be carried forward, subject to the following adjustments:

- **Rely on Building Area.** Rather than relying on market value to define a major expansion, switch to using percent expansion for parking area or building area. We would set the threshold at an increase of 25% or more over the existing area, and retain the five year timeframe.
- **Review When Requirement Applies.** Staff have indicated that the current buffer yard standards often do not apply in instances where it seems they should. We will review and update applicability of the buffer yard requirement with the objective of

implementing the intent of the regulation: mitigate impacts between potentially incompatible uses.

- **Simplify the Requirements.** While the opportunity for some choice among buffer widths is a nice allowance for the property owner who has to install the buffer, we think the section is over-complicated, given the few instances in which it would likely apply. We therefore propose three buffer widths, with plants and spacing specified for each width, rather than relying on plant units and plant unit multipliers. Figure 5 shows an example of how simple buffer requirements were implemented in another community.

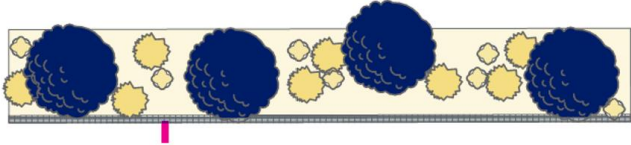
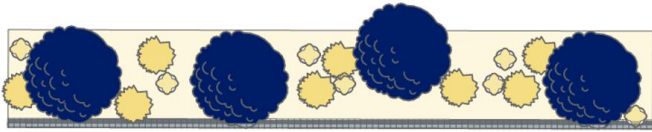
Table 20-14-6: Bufferyard Planting Requirements				
Buffer Type	Buffer Width	100 Linear Feet	Landscape Material Requirements	
			Trees	Shrubs
1	10 feet		4	10
2	15 feet		4	15
3	20 feet		4	15

Figure 5: Buffer Requirement Example

- **Eliminate Requirement for Buffer When Separated by an Arterial.** While it is not unheard of for buffers to be required when a right-of-way intervenes between uses of varying intensity, we have rarely seen the requirement apply when the intervening street is an arterial roadway. We would eliminate this requirement. A buffer requirements could be retained when lesser streets separate the uses, but of the distance separation is greater than 20 feet, we generally would not require it. In these cases, an opaque fence, possibly with landscaping installed along it, should suffice.
- **Consider an Exemption When More Intense Use is First-Established.** Many communities allow an exception for installation of the buffer yard when the more intense use is the first-established. Alternately, some locations allow installation to be deferred until such time as a land use or building permit request is received for

the vacant, less intense parcel, but this does require staff capacity to track over time, and possibly the provision of financial surety.

Revise Sign Regulations

Sign regulations in rural areas can be especially important to preserve rural character and reduce the proliferation of visual clutter that detracts from it. Sign regulations can also be important for reducing skyglow and maintaining dark nighttime skies. The County's current standards are inadequate to accomplish either of these objectives, but the addition of somewhat more specific sign allowances – and sign lighting allowances – can help to achieve them. To that end, we recommend adopting a basic set of regulations that address time, place, and manner for allowed signage.

- **Time.** Communities often distinguish between permanent signs and temporary signs, such as “for sale” or political signs. The former are allowed for an unlimited period of time (or a period specified by an approved permit) while the latter may be subject to regulations on the amount of time they can be displayed.
- **Place.** Where a sign may or may not be located is covered by regulations related to place, or placement. These generally apply to on-premises or off-premises signs, also referred to as billboards. It is not uncommon for off-premises signs to be regulated differently from on-premises signs, including limitations for allowance only along state highways, along with size limitations. If the County wishes to consider prohibitions or sunset provisions for off-premises signs, we can draft them.
- **Manner.** In the context of sign regulations, “manner” encompasses the other elements related to signage that it is permissible to regulate: type of sign (wall sign, pole sign, monument sign, electronic message sign), size of sign, illumination of sign, number of signs allowed per frontage or parcel, location of sign along the frontage or on the parcel. Standards for these aspects of signage typically vary according to the zoning district in which the sign is to be located.

Maintain Exterior Lighting Regulations

The complexity of exterior lighting regulations can vary immensely depending on the context. We find the County's existing standards should be sufficient to mitigate the primary concerns lighting standards are intended to address: overall brightness and light trespass across a property line. The standards can be carried forward as is if there are no issues with them. If there is an interest in somewhat more defined regulations, small changes, such as reducing the height of light poles, prohibiting certain lighting types (sodium vapor or other yellow-toned light sources), and being more specific about shielding requirements, can be helpful in reducing neighbor complaints and maintaining darker skies that are characteristic of rural areas.

Consider Additional Development Standards

As discussed above, additional development standard regulations for County development may not be desirable. However, in some locations, slightly higher requirements may be considered. We describe some options for consideration below.

- **Landscaping.** With the addition of mixed-use and ag-service business districts, and the existence of highway commercial and other limited allowances for non-agricultural and non-residential development in the County, the addition of basic landscaping standards for such development may be warranted. Rather than just requiring buffer yards, some parking lot, building foundation, or site landscaping could be required for new non-residential or multi-family development in the County that surpasses established thresholds (e.g., parking lots of over a specified number of spaces, landscaping along a specified percentage of the façade when the building is at or longer than a specified length in linear feet).
- **Fences and Walls.** Chapter 1200 addresses fence and wall allowance in one paragraph in Section 10.32. If specific standards related to location and materials might be useful in suburban or non-residential development contexts, we can draft those as part of the update.
- **Tree Preservation.** There is a mention in the section on buffer yards on the possibility of keeping existing trees to count towards satisfying the buffer requirement, but otherwise we find both Chapter 1200 and Chapter 1400 are silent on the need to preserve existing trees on a site in some circumstances. Because tree preservation can be an important component in erosion control, we can consider whether new development should be subject to or incentivized to preserve some extent of existing trees of a specified minimum size (e.g., DBH of 12 inches or greater) on a development site.
- **Environmentally Sensitive Lands.**
 - *Erosion Control.* The County has identified the current regulations related to erosion control as being problematic, both from the standpoint of content and implementation, so we anticipate edits to this section to make the regulations more effective. We will update the standards to reflect modern erosion control methods, but limit the complexity based on the County's technical and staff capacity for review. Further, the new code will clearly identify when review is required, and who is responsible for conducting the review.
 - *Prime Agricultural Lands.* Because the current classification system of CER (crop equivalent rating) requirement for prime soils analysis is an outdated framework, we recommend that it be replaced. The update will involve investigating options to determine the best replacement alternative -- Crop Prime Index (CPI) is one modern alternative to CER that could be used instead, but we will research other

alternatives to consider if there are other, more effective methods to achieve Olmsted County's agricultural preservation goals.

CLARIFY DEVELOPMENT REVIEW PROCEDURES

Improve Usability

The procedures of the Zoning and Subdivision Ordinances contain legal information alongside planning information that is relevant to both frequent code users such as staff, and occasional code users, like a community member trying to understand zoning or subdivision for a specific project. To ensure this chapter is easily understood and navigable for code users at all levels of experience, we recommend the following organizational updates.

Identify Advisory and Decision-Making Bodies

The current Zoning and Subdivision Ordinances includes a description of the responsibilities of the Zoning Administrator, and the Board of Adjustment, but does not have a description for other County Departments (Public Works, Parks and Trails, Housing & Redevelopment Agency), the Planning Advisory Commission, County Board of Commissioners, the Township Community Planning Association, or other review and decision-making bodies. We recommend describing the roles and responsibilities of all advisory and decision-making bodies that have some responsibility related to the zoning or subdivision ordinance, whether advisory, or review and decision-making, in one section for increased user-friendliness. In particular, given the overlapping authority of the County versus the townships and the incorporated municipalities, the explanation of the powers, duties, limitations, and decision-making authority in relation to the LDC should be explicitly described in this section.

Delineate Development Review Responsibilities

We recommend the inclusion of a table, or set of tables, that summarize the development review responsibilities of all bodies that review, recommend, decide, or hear appeals for development applications. An excerpt of a development review summary table from another community is included below to show the organization of such a table.

D: DECISION R: RECOMMENDATION RV: REVIEW A: APPEAL <_>: PUBLIC HEARING

TYPE OF APPLICATION	CITY COUNCIL	PLANNING AND ZONING COMMISSION	ZONING BOARD OF ADJUSTMENT	ARCHITECTURAL REVIEW COMMITTEE	HISTORIC PRESERVATION COMMISSION	DIRECTOR OF PLANNING	CHIEF BUILDING OFFICIAL	CITY ENGINEER
DISCRETIONARY REVIEW								
Text Amendment	<D>	<R>				Rv		
Zoning Map Amendment (Rezoning or Annexation Rezoning)	<D>	<R>				Rv		
Planned Development (PD)	<D>	<R>				Rv	Rv	Rv
Conditional Use	<D>					Rv	Rv	Rv

Establish Common Review Procedures

In the current Zoning and Subdivision Ordinances, all of the required steps and findings for development review are included in the application-specific procedure. However, many of these steps are the same across various review procedures. The creation of a set of common review procedures that apply to multiple application types increases clarity of expectations, reduces repetition and unnecessary duplication, and reduces accidental discrepancies between application types. Details that are specific to a particular application type, and any modification to the common review procedures are included in the section of application-specific review procedures.

The proposed steps of common review procedures are described below.

1. Pre-Application Meeting

A pre-application meeting provides an opportunity for the prospective applicant to meet with County staff to discuss the proposed project, site-specific constraints, and general application requirements before submitting their final proposal. Such meetings can help identify major issues with a potential development early in the process. Pre-application meetings should be required for large or complex development applications, such as zoning map amendments, general development plans, and preliminary plats, and optional for other development application types.

2. Application Submittal and Acceptance

The application submittal section would include information regarding who can submit an application, what information is required to be considered a complete

application, and how the County may process multiple entitlement requests concurrently. Application submittal requirements may be supported by the creation of detailed submittal checklists for each type of development review application.

3. Staff Review and Action

The section on staff review and action would identify the procedures for reviewing applications, provide for interdepartmental coordination and commenting on applications, and prepare recommendations and staff reports when applicable.

4. Public Hearing Scheduling and Notice

This section identifies when a public hearing is required for a development review procedure, and the noticing requirements and timing that apply.

5. Hearing, Review, and Decision

This section would include procedures pertaining to the conduct of a meeting or public hearing before the decision-making body and the body's review and decision on the application. This section also generally describes the types of conditions that may be attached to certain forms of approval.

6. Post-Decision Actions and Limitations

This section describes actions that occur after a decision has been made, including how decisions are shared with applicants and the public, the timeline for expiration of approval (such as the expiration of site plans after one year if no work or building permit has been issued), the possibility to seek an extension of an approval, and the conduct of appeals.

Create Complete and Consistent Application-Specific Procedures

A key piece of establishing clear expectations and predictable outcomes around the County's development review procedures is to make sure all the information needed to review a specific application is explicitly listed and easy to understand. In the current regulations, some application-specific procedures are combined, and some review processes conducted by the County are not yet codified. The procedures we recommend modifying are described below. Other procedures not specifically listed here -- variance, temporary construction permit procedure, floodplain and shoreland development permits – can be updated if staff have identified any specific issues that are associated with processing them.

Zoning Map Amendment, Text Amendment, and General Development Plan

Currently, amendments to the zoning map, district regulations, any other ordinance provision, and general development plans are combined into a single "amendment" procedure. For readability, we recommend splitting these into three separate processes:

one for zoning map amendments, one for zoning ordinance text amendments, and one for general development plans. At the same time, the regulations can specify who is authorized to initiate such procedures.

General Land Use Plan Amendment

Currently, the Zoning and Subdivision Ordinances does not address how General Land Use Plan amendment requests are processed. This new procedure would address how the County considers changes to the adopted General Land Use Plan, including amendments to the Future Land Use Map (FLUM).

Conditional Use Permit

Currently, the Zoning and Subdivision Ordinances allows conditional use/interim use permits, approved by the Planning Advisory Commission. We recommend condensing and clarifying the conditional use criteria and further restricting interim uses to minimize their use as much as possible.

Appeal

Currently, there are separate procedures for appeals of a planning advisory commission decision and appeal of the zoning administrator's decision. Because appeals are a post-decision action for any application, we recommend treating appeals as a common review procedure, rather than as a separate application type.

Sign Permit

Currently, new advertising signs require a zoning certificate issued by the zoning administrator. We recommend separating the sign permit into its own procedure to increase the clarity of the review standards.

Zoning Certificate

Currently, there is no specified procedure for the issuance of a zoning certificate; only a requirement to receive one before the commencement of a use or the erection, construction, reconstruction, restoration, alteration, conversion, or installation of a structure or building. We recommend creating a specific procedure for a zoning certificate.

Administrative Adjustment

An administrative adjustment process and standards would allow for minor deviations from objective dimensional or design standards, with clear limits on what can be adjusted, and by how much. Currently, there is no administrative adjustment process; we recommend creating one.

Subdivision Platting Procedures

The current ordinance addresses subdivision-related procedures (how property can be divided into multiple lots) in Chapter 1200, the Subdivision Ordinance, and Chapter 1250, the Platting Ordinance. Combining the Subdivision, Platting, and Zoning Ordinances allows the efficiency of common review procedures and the clarity of all procedures in one location. In addition to consolidation, further changes to subdivision procedures should include clarification of when it is appropriate to create non-buildable lots, and any standards and limitations that should apply to them (beyond not being able to use them for development); differentiation between preliminary and tentative plat, if warranted, or reliance on consistent terminology if there is no meaningful difference.

CREATE A MORE USER-FRIENDLY ORDINANCE

Consolidate the Zoning and Subdivision Ordinances

A key focus of this project is to help staff implement a comprehensive approach to planning and development in unincorporated Olmsted County. One step toward accomplishing this goal is the integration of the County's subdivision and zoning ordinances. Chapter 1200, Subdivision, and Chapter 1400, Zoning, can be integrated into a single unified Land Development Code (LDC) to reduce repetition across regulations. While reviewing the content to combine the chapters, we can identify any inconsistencies, and also eliminate any outdated or no longer relevant provisions from both ordinances.

Create a Complete Set of Definitions

Centralize Definitions

An LDC is often viewed as a reference manual, with users moving from section to section, rather than reading cover-to-cover like a book. The result is a need for key information—like definitions and instructions for how different standards are measured—to be centrally located, instead of scattered throughout the ordinance. The existing Zoning and Subdivision ordinances generally organize definitions in Chapter 1400, Section 2.02 and Chapter 1200, Section 1202, but in some cases definitions are located within standalone sections. As part of this rewrite process, the definitions identified in the sections below will be relocated to one section of the LDC.

- Chapter 1400, Zoning Ordinance
 - Section 2.02: General definitions
 - Section 10.04.A: Parking definitions
 - Section 10.08.B: definition of “major expansion”

- Section 10.20.A: Soil Erosion, Sedimentation, Runoff, and Slope Stability Controls definitions
- Section 10.21.C: Farmland Erosion definitions
- Section 10.24.A: definition of “excavation”
- Section 10.40.B: Pipeline definitions
- Section 10.51.B: definitions related to keeping chickens in residential districts.
- Chapter 1200, Subdivision Ordinance
 - Section 1202: General definitions

Once all definitions are consolidated, obsolete definitions for terms that are not longer used in the LDC will be removed, and new definitions for key terms will be incorporated. All definitions will be organized alphabetically.

Remove Regulatory Content from Definitions

Standards and regulations should not be included in definitions. As the definitions are updated, any regulations within them will be moved to the appropriate location in the LDC. For example, the current definition for “excavation” in Section 10.24.A includes exemption criteria, which would be better located in the use-specific standards for mining and extraction.

Modernize Terminology

The LDC should also be updated to include modernized language to support inclusivity. An example is to use professional titles (e.g., Zoning Administrator, Planning Director) and generic pronouns (i.e., they, them) instead of assuming the gender of applicants, planning commissioners, or County staff. Other definitions that some communities are reassessing are those that treat different groups of residents differently. The current definition of “family” is outdated because it allows an unlimited number of people related by blood, marriage, or adoption, but places limits on the number of unrelated individuals. Many communities have begun to define inhabitants of a home more broadly as a household (defined by sharing a single housekeeping unit). This ensures foster children, guardians, people in other committed partnerships, and other family-like living arrangements are not prohibited. In tandem with updating the definition of “family,” the names of specific land uses may also be updated (e.g., shifting from “single-family dwelling” to “single detached dwelling” or from “multifamily dwelling” to “multi-unit dwelling”).

Create a Section Explaining Rules of Measurement

The current ordinance needs consistency in its rules of measurement — for example, setbacks are sometimes measured from the lot line and sometimes measured from the centerline of the right-of-way. The LDC update will include a section that consolidates

descriptions and explanations of how standards are measured, including setbacks, building height, lot coverage, lot depth, clear vision triangles, etc. As an explanatory section similar to the LDC definitions (as opposed to regulatory content), rules of measurement and interpretation are typically located in a section just prior to definitions. Section content also frequently includes accompanying graphics and illustrations to help to explain the content.

Add Graphic Elements

Expanding the number of illustrations, flowcharts, and tables used throughout the updated LDC is helpful in explaining standards and summarizing detailed information in a layout that is more easily accessible than blocks of text. Though illustrations are not typically regulatory, the addition of graphics throughout the LDC supports user-friendliness by providing visual explanations in addition to textual ones. All graphic elements included in the LDC will be designed to comply with federal accessibility requirements. The following are common examples of illustrations in Clarion codes.

- **Zoning Districts.** District diagrams can communicate the intended character of a district while also including key information related to the lot and building standards, such as lot area, lot frontage requirements, building setbacks, and building height. The letter labels in the sample illustration below refer to dimensional standards that are explained outside the illustration; in this case, building height [D], and required width of front, side, and rear setbacks ([A], [B], and [C]).

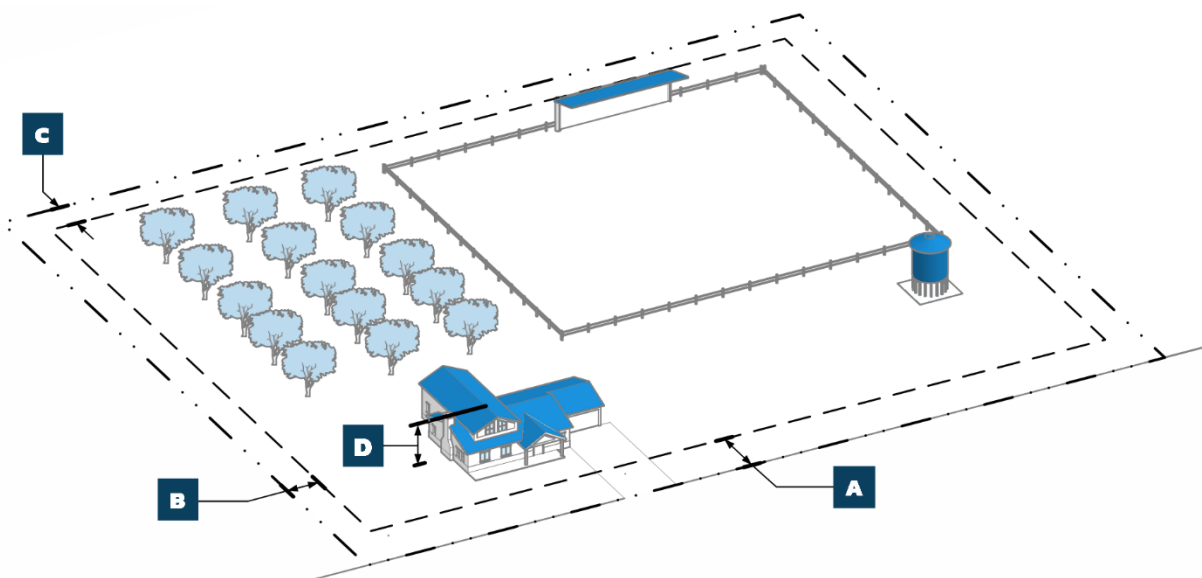


Figure 6: Example Zoning District Graphic

- **Development Standards.** Graphics may include tables for parking requirements, illustrations of buffering and screening requirements, or shielding for light fixtures, and diagrams to explain rules of measurement.

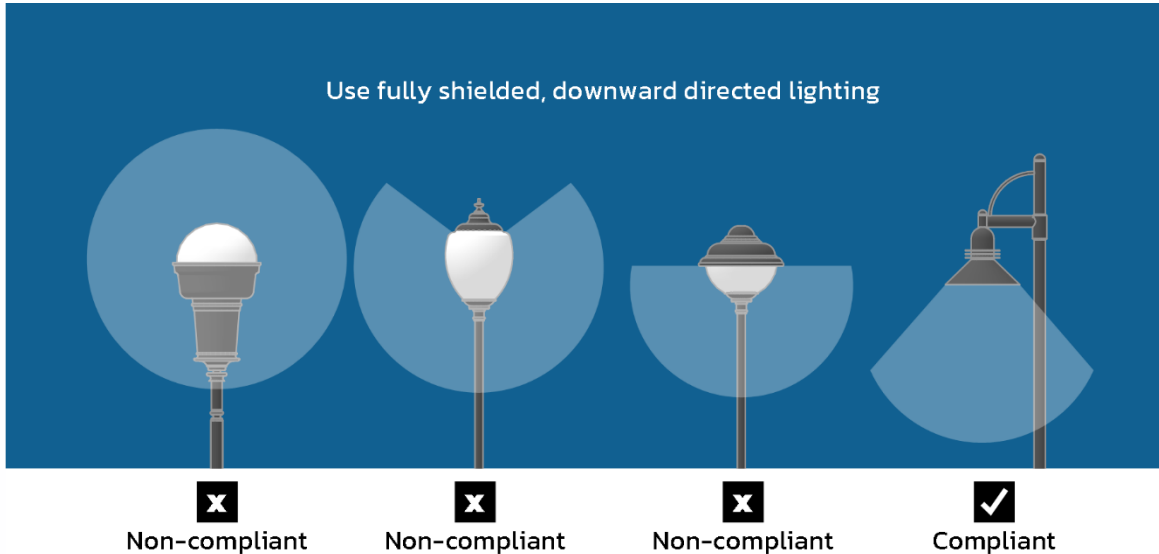
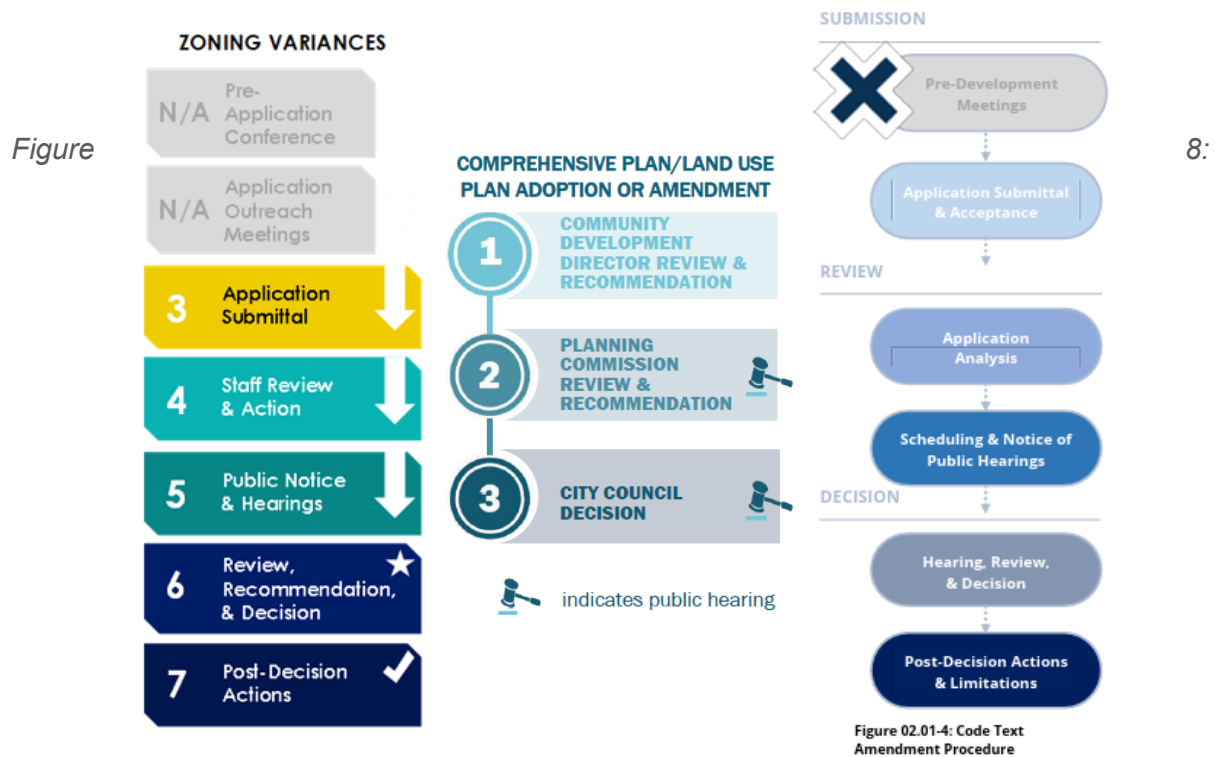


Figure 7: Example Outdoor Lighting Graphic

- **Administration and Procedures.** Process-related flowcharts can clarify (and visually communicate) the decision-making process for specific development applications by highlighting key steps in the process. Below are several examples of how these can look.





Example Process Flow Charts

Relocate Supporting Information Outside the Land Development Regulations

During the drafting process, the project team will maintain a separate document including content from the current Chapter 1200 and Chapter 1400 that should be

considered for relocation to the County website or an administrative manual. Specifications for plans and plats, fee schedules, and submittal requirements (already kept on the County's website) are common examples of information that can be referenced from the land development regulations without being included. This will make the regulations more user-friendly by decreasing the length of the document while also allowing staff to update the technical and administrative content over time without requiring a formal text amendment.

Detailed Outline

The tables below establish a proposed organization for the new Land Development Code (LDC), and identify placeholders for recommended content additions. The detailed outline included here can be used as a starting point for discussion with staff and community members, and may evolve as the drafting process progresses. The content included below comes from Chapter 1200, Subdivision, and Chapter 1400, Zoning.

Table 4. Article I: General Provisions

Proposed Section	Existing Content Section
Title	1.00 Short Title
Authority	1.02 Purpose and Intent (authority statement)
Purpose	1.02 Purpose and Intent (purpose statement)
Applicability	1.04 Jurisdiction 1.06 Scope 3.04 Compliance Required 10.28 Essential Services
Relationship to Adopted Plans	<i>New</i>
Relationship to Township Zoning	8.10 Special Districts 8.11 High Forest Township Special District (HF - Special District) 8.12 Rock Dell Special District (RD – Special District) 8.14 New Haven Special District (NH – Special District) 8.16 Dover Special District (D – Special District) 8.17 Haverhill Special District (HAV – Special District) 8.18 Rochester Township Special District (ROC-Special District) 8.19 Elmira Special District (Elm Special District) 8.20 Kalmar Special District (KAL Special District) 8.21 Orion Township Special District (ORI – Special District) 8.22 Salem Township Special District (SAL Special District) 8.23 Pleasant Grove Special District (PG Special District) 8.24 Oronoco Special District (ORON Special District) 11.00 Township Zoning Overlay District 11.01 Application (for TZOD) 11.02 Special Procedures (for TZOD)
Relationship to Other Laws, Covenants, or Decrees	1.31 Other Zoning Ordinances

Proposed Section	Existing Content Section
	10.14 Noise, Heat, Glare, Vibration, Smoke, Toxic Waste, and Noxious Fumes
Interpretation and Conflicting Provisions	1.08 Interpretation and Application <i>From Chapter 1200, Subdivision:</i> 1212.1 Validity 1212.2 Separability
Transition from Prior Regulations	<i>New</i>
Fees	1.32 Fees <i>From Chapter 1200, Subdivision:</i> 1212.4, Fees
Severability	1.10 Validity
Effective Date	<i>From Chapter 1200, Subdivision:</i> 1212.3 Effective Date

Table 5. Article II: Zoning Districts

Proposed Section	Existing Content Section
General Provisions	1.12 Zoning Districts 1.14 Overlay Zoning Districts 1.16 Official Zoning Map 1.18 District Boundaries 1.20 Boundary Interpretation
Agricultural Districts	5.00 A-1 Agricultural Protection District 5.02 A-2 Agricultural Protection District 5.04 A-3 Agricultural District 5.08 A-4 Agricultural-Urban Expansion District
Residential Districts	6.00 R-A Rural Residential District 6.02 R-1 Low Density Residential District 6.04 R-2 Low Density Residential District
Nonresidential and Mixed-Use Districts	7.00 R.S.D. Rural Service Center District 8.00 Recreational Commercial District (RC) 8.02 Commercial Service District (CS) 8.04 Highway Commercial District (HC) 8.06 Industrial District (I) 8.08 Medical Institutional District (MI) 8.09 Agricultural/Resource Commercial District — Aggregate Extraction and Reuse 8.09.2 Agricultural/Resource Commercial District — Land Intensive Low Impact Uses (LILI) 8/26 Closed Landfill Restricted (CLR) District
Overlay Districts	9.00–9.08: All Flood Plain District sections 9.10–9.18: All Shoreland District sections 9.20–9.28: All Decorah Edge Overlay District sections

Proposed Section	Existing Content Section
	<i>From Chapter 1200, Subdivision:</i> 1205.8 Floodplain Standards
Legacy Districts	5.06 A.R.C. Agricultural Residential Cluster District

Table 6. Article III: Use Regulations

Proposed Section	Existing Content Section
General Provisions	<i>New</i>
Principal Uses	<i>In all the districts, the Permitted Uses, Conditional Uses, Criteria for Consideration in Approval of Conditional Uses, Interim Uses, Prohibited Uses and Structures, Standards for Farmstead Dwellings, and Wind Energy Conversion System Standards, as applicable.</i> 10.01 Single Family Dwelling Standards 10.12 Salvage and Junk Yards 10.15 Telecommunication Towers 10.24 Extraction of Materials and Minerals, Open Pits and Impounding of Waters 10.26 Animal Feedlots 10.38 Preservation of Open Space 10.42 Mobile Home Regulations 10.44 Mobile Home Skirting and Anchoring 10.50 Wind Energy Conversion Systems 10.52 Solar Energy Farms 10.53 Compost 10.54 Cannabis Businesses
Accessory Uses and Structures	<i>In all the districts, the Permitted Uses, Conditional Uses, Criteria for Consideration in Approval of Conditional Uses, Interim Uses, Prohibited Uses and Structures, Standards for Farmstead Dwellings, and Wind Energy Conversion System Standards, as applicable.</i> 10.02 Home Businesses 10.10 Exterior Storage and Automobiles 10.15 Telecommunication Towers 10.22 Accessory Buildings 10.23 Swimming Pools, Private 10.40 Pipelines 10.51 Chickens in the R-1, R-2, and RSD Districts
Temporary Uses and Structures	<i>New</i>

Table 7. Article IV: Development Standards

Proposed Section	Existing Content Section
Off-Street Parking and Loading	10.04 Parking Requirements 10.06 Loading Requirements
Traffic Impact Analysis	10.48 Transportation Impact Reports
Landscaping, Fencing, and Buffer Standards	10.08 Bufferyards 10.32 Fences, Walls and Hedges 10.18 Traffic Visibility Zone
Erosion Control	10.20 Soil Erosion, Sedimentation, Runoff, and Slope Stability Controls 10.21 Farmland Erosion
Exterior Lighting	10.16 Exterior Lighting
Signs	10.46 Advertising Signs

Table 8. Article V: Subdivision Design

Proposed Section	Existing Content Section
Subdivision Design Standards	<i>From Chapter 1200, Subdivision:</i> 1201.1 Short Title 1201.2 Purpose 1205 Subdivision Design Standards 1206 Required Improvements 1208 Dedications and Reservations

Table 9. Article VI: Administration and Procedures

Proposed Section	Existing Content Section
Purpose and Organization	<i>New</i>
Summary Table of Development Review Responsibilities	<i>New</i>
Review and Decision-Making Bodies	3.00 Zoning Administrator 3.02 Zoning Administrator, Specific Powers and Duties 10.00 Purpose 3.11 Records 3.12 Board of Adjustment 10.21E.1. Conservation Committee
Common Review Procedures	<i>New content, plus:</i> 4.12 Eyota Township Neighborhood Informational Meetings 4.04 Appeal of a Planning Advisory Commission Decision 4.06 Appeal of the Zoning Administrator's Decision

Proposed Section	Existing Content Section
Application-Specific Review Procedures	4.00 Amendments 4.02 Conditional Use/Interim Use 3.06 Zoning Certificate 3.07 Floodplain and Shoreland Development Permit 4.10 Temporary Construction Permits 10.21F Agricultural Conservation Plans and Schedules 4.08 Variances Chapter 1250, Olmsted County Platting Ordinance, in its entirety <i>The following sections from Chapter 1200:</i> 1201.3 Administration 1201.4 Compliance 1201.5 Required Approval of Subdivision Plats 1203 Procedures for Submission of Plats 1204 Specifications for Plans and Plats 1207 Platting Exceptions and Conditions 1209 Variances 1211 Amendments
Nonconformities	1.28 Non-conforming Uses
Violations, Enforcement, and Penalties	3.08 Violations 10.21G Violations (soil erosion) 10.21E Administration of Soil Erosion Requirements 3.10 Penalties <i>The following sections from Chapter 1200:</i> 1210 Enforcement

Table 10. Article VII: Measurements and Definitions

Proposed Section	Existing Content Section
Purpose and Organization	<i>New</i>
Rules of Construction	2.00 Rules, Word Usage
Rules of Measurement	1.26 Buildable Lots 10.30 Yards-How Measured 10.34 Yard Encroachment 10.36 Structures, Not Included in Height of Building
Definitions	2.02 Definitions Chapter 1200, Sec. 1202 Definitions