

**ROCHESTER TOWNSHIP**  
COUNTY OF OLMSTED  
STATE OF MINNESOTA

**Amendment to change Sections 2.02, 5.00, 5.02 and 5.04 Conditional/Interim Use Permits  
Rochester Township Zoning Ordinance**

**WHEREAS**, Rochester Township has reviewed its Zoning Code and found that adding additional uses as conditional/interim uses would be beneficial for preservation of historic properties, and

**WHEREAS**, the Rochester Township Planning Commission has reviewed the current regulations on reuse of historic buildings, and

**WHEREAS**, a public hearing was duly noticed and held on September 20, 2022, at the Rochester Town Hall by the Rochester Township Planning Commission. The Planning Commission took public input on the proposed changes in the Rochester Township Zoning Ordinance; and

**WHEREAS**, having heard the public and duly studied the proposed changes the Planning Commission recommended to the Rochester Town Board the adoption of the new language as listed below, and

**WHEREAS**, on November 13, 2022, the Rochester Town Board reviewed the Township Planning Commission's recommendation

**NOW, THEREFORE, BE IT AND IT IS HEREBY ORDAINED** that Sections 2.02, 5.00, 5.02 and 5.04 of the Rochester Township Zoning Ordinance, is amended as follows:

Add:

Section 2.02 **Definitions:**

**Historic District:** Areas designated by the Minnesota Historical Society or National Park Service as an area of historical significance.

**Low Impact Commercial Use:** Offices, medical office/clinics, total use square footage limited to 2,000 square feet.

**Secretary of the Interior's Standards:** (for Treatment of Historic Properties) is a series of concepts published by the National Park Service about maintaining, repairing, and replacing historic material, as well as designing new additions or making alterations to historic properties and includes approaches for Preservation, Rehabilitation, Restoration and Reconstruction.

Add:

Section 5.00 **A-1 Agricultural Protection District:**

**B. Conditional/Interim Uses:** (See Section 4.02, Conditional/Interim Uses)

20. Low impact commercial uses as part of and existing structure or structures within an Historic District. Uses other than low impact commercial uses or additional structures within the district must be considered via an alternative zoning method. Use must comply with the following in addition to Section 4.02.

- a. No more than 5 employees
- b. Hours of operation limited to 6 am to 6 pm.
- c. Section 10.04 Parking Requirements apply
- d. Reuse must meet the requirement for historic preservation by the State of Minnesota and the National Park Service including the Secretary of Interior's Standards as defined in Section 2.02 Definitions of this Ordinance.

Confirm:

Section 5.02 **A-2 Agricultural Protection District:**

**B. Conditional/Interim Uses:** (See Section 4.02, Conditional/Interim Uses)

1. Uses permitted in Section 5.00 (B) Conditional/Interim Uses, A-1 Agricultural District, except Section 5.00 (B) 9.
2. Any new or expanding feedlot exceeding 500 animal units as regulated in Section 10.26. No animal feedlot shall exceed 1000 animal units.

Change:

Section 5.04 **A-3 Agricultural District:**

**B. Conditional/Interim Uses:** (See Section 4.02, Conditional/Interim Uses)

1. Uses permitted in Section 5.00 (B) Conditional/Interim Uses, A-1 Agricultural District, except Section 5.00 (B) 9 and 15.
2. Any new animal feedlot exceeding one hundred (100) animal units or existing animal feedlots that increase in size to exceed three hundred (300) animal units, as regulated in Section 10.26.