

**ORDINANCE NO. 2003-06**  
**ORDINANCE AMENDING CERTAIN SECTIONS OF THE CITY OF ROCKVILLE ZONING**  
**ORDINANCE AND**  
**APPROVING A SPECIAL PROTECTION DISTRICT**  
**OVERLAY ON THE ZONING MAP**

**THE CITY COUNCIL OF THE CITY OF ROCKVILLE, STEARNS COUNTY, MINNESOTA DOES HEREBY ORDAIN:**

**SECTION 8: RULES AND DEFINITIONS SUBDIVISION 2: DEFINITIONS SHALL BE AMENDED TO READ:**

**ADD: 57 AND RENUMBER REMAINING DEFINITIONS**

**HOOP STRUCTURE.** A structure, either temporary or permanent, having a roof that is intended to shelter property of any kind. Said structure shall be anchored in place, will be considered as another building, will be required to go through the same procedure as accessory buildings, and must meet setback requirements.

**SECTION 17: "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT - SUBDIVISION 3: PERMITTED ACCESSORY USES (1) SHALL BE AMENDED TO READ:**

**ACCELERATED ACCESSORY STRUCTURE** – Private garages are permitted in all residential districts based on the following accelerated structure and only if the exterior covering materials on the roof and side walls are the same as the roof and side walls materials on the principal structure.

10,200 SF to 13,000 SF = 600 SF Building with 8' Side Walls				
13,000 SF to 18,000 SF = 900 SF	"	"	10'	"
18,000 SF to 25,000 SF = 1,100 SF	"	"	10'	"
25,000 SF to 35,000 SF = 1,200 SF	"	"	12'	"
35,000 SF to 45,000 SF = 1,500 SF	"	"	12'	" with 15' setback from main structure
45,000 SF to 65,000 SF = 1,800 SF	"	"	14'	" with 20' setback from main structure
65,000 SF to 70,000 SF = 2,000 SF	"	"	14'	" (because of higher side walls)
70,000 SF to 85,000 SF = 2,400 SF	"	"	14'	"

**SECTION 17: SUBDIVISION 3 PERMITTED ACCESSORY USES (4) SHALL BE AMENDED TO READ:**

Accessory Buildings (**not exceeding two hundred (200) square feet in area**) for storing domestic equipment and non-commercial recreational equipment.

**SECTION 18: "R-2" TWO FAMILY RESIDENTIAL DISTRICT - SUBDIVISION 3: PERMITTED ACCESSORY USES (1) SHALL BE AMENDED TO READ:**

**ACCELERATED ACCESSORY STRUCTURE** – Private garages are permitted in all residential districts based on the following accelerated structure and only if the exterior covering materials on the roof and side walls are the same as the roof and side walls materials on the principal structure.

10,200 SF to 13,000 SF = 600 SF Building with 8' Side Walls				
13,000 SF to 18,000 SF = 900 SF	"	"	10'	"
18,000 SF to 25,000 SF = 1,100 SF	"	"	10'	"
25,000 SF to 35,000 SF = 1,200 SF	"	"	12'	"
35,000 SF to 45,000 SF = 1,500 SF	"	"	12'	" with 15' setback from main structure
45,000 SF to 65,000 SF = 1,800 SF	"	"	14'	" with 20' setback from main structure
65,000 SF to 70,000 SF = 2,000 SF	"	"	14'	" (because of higher side walls)
70,000 SF to 85,000 SF = 2,400 SF	"	"	14'	"

**SECTION 20: “B-1” CENTRAL BUSINESS DISTRICT – SUBDIVISION 5 LOT, YARD, AREA, & HEIGHT REQUIREMENTS (3) EXTERIOR FINISH SHALL READ:**

All new construction and alterations to an existing building or structure must meet the following requirements. Steel is acceptable provided the lower four (4) feet of the building’s face (excluding windows and doors) consists of material other than steel or corrugated metal.

**SECTION 21: “B-2” GENERAL BUSINESS DISTRICT – SUBDIVISION 5: LOT, YARD, AREA, & HEIGHT REQUIREMENTS (6) EXTERIOR FINISH SHALL READ:**

Steel and corrugated metal is permitted provided the lower four (4) feet of the building face (excluding windows and doors) of any side of the building facing a street consists of material other than steel or corrugated metal.

**SECTION 22: “I-1” LIGHT INDUSTRIAL – SUBDIVISION 6: OPEN STORAGE (4) EXTERIOR FINISH SHALL READ:**

All new construction and alterations to an existing building or structure must meet the following requirements. Steel is acceptable provided the lower four (4) feet of the building’s face (excluding windows and doors) consists of a material other than steel or corrugated metal.

**SECTION 23: “I-2” GENERAL INDUSTRIAL – SUBDIVISION 5: LOT, YARD, AREA, AND HEIGHT REQUIREMENTS (B) SHALL READ:**

There shall be a twenty-five (25) foot front of building setback, except as stated in Section C. below.

**SECTION 23: “I-2” GENERAL INDUSTRIAL – SUBDIVISION 6: OPEN STORAGE (4) EXTERIOR FINISH SHALL READ:**

All new construction and alterations to an existing building or structure must meet the following requirements. Steel is acceptable provided the lower four (4) feet of the building’s face (excluding windows and doors) consists of a material other than steel or corrugated metal.

**SECTION 24: “SP-1” SPECIAL PROTECTION-AG DISTRICT (HAS BEEN RENAMED TO INCLUDE “AG” IN THE DESCRIPTION**

**SUBDIVISION 1: INTENT SHALL BE AMENDED TO READ:**

The Special Protection-Ag District is an overlay district composed of those soils located on lands in the four (4) highly productive soil classification as well as all cultivated lands in the “A-40” District. These areas need protection from permanent development, yet need to allow for a reasonable amount of recreational usage. The principle use is agriculture and is an area not proposed to be serviced by city sewer.

The Planning Commission will recommend for approval no more than four (4) residential construction site permits per annum in the SP – 1 zone. Platted lots of record as of 4/16/03 are exempt from this restriction. The Planning Commission to decide site approval by ballot.

**SUBDIVISION 2: PERMITTED USES 2 SHALL BE AMENDED TO READ:**

New dwellings on legal platted lots of record as of the date of enactment of this Ordinance.

**SUBDIVISION 3: PERMITTED USES 3 SHALL BE AMENDED TO READ:**

New dwellings at a maximum density of one per forty (40) acres on lots of record after the date of enactment of this Ordinance that meet minimum lot size requirements in this Ordinance provided the proposed residential site is on non-tillable land. Site must be platted.

**SECTION 25: “C-1” CONSERVANCY DISTRICT IS DELETED IN ITS ENTIRETY**

**EFFECTIVE DATE:** This ordinance shall become effective upon its passage and publication in the official newspaper.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

**ATTEST:**

\_\_\_\_\_  
**VERENA M. WEBER-CMC**  
**ADMINISTRATOR/CLERK**

\_\_\_\_\_  
**ROGER SCHMIDT**  
**MAYOR**

Published: Cold Spring Record  
\_\_\_\_\_

SEAL